IMPROVEMENT DISTRICT NO. 23

LAND USE ORDER

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THE IMPROVEMENT DISTRICT NO. 23
LAND USE ORDER

This Order comes into effect upon the date of its issue by the Minister of Municipal Affairs.

Schedules A. B. and C are deemed part of this Order.

MARVIN E. MOORE,
MINISTER OF MUNICIPAL AFFAIRS

DATED at EDMONTON this 29 day of July, 1981

TABLE OF CONTENTS

o PART ONE -- GENERAL o

		PAGE
1.1	Purpose	2
1.2	Definitions	2
1.3	Establishment of Districts	11
1.4	Establishment of Land Use District Regulations	12
1.5	Establishment of Supplementary Regulations	12
1.6	Establishment of Control of Advertisement Regulations	12

o PART TWO -- AGENCIES o

2.7	Development Officer	14
2.8	Municipal Planning Commission	14
2.9	Development Appeal Board	14

o PART THREE -- DEVELOPMENT PERMITS, RULES AND PROCEDURES o

3.10	Control of Development	16
3.11	Development Not Requiring a Development Permit	16
3.12	Non-Conforming Buildings and Uses	17
3.13	Permission for Development	17
3.14	Development Permits and Notices	19
3.15	Development Permits -- Development Officer Rights	20

o PART FOUR -- APPEALS o

4.16	Appeal Procedure	22

o PART FIVE -- ENFORCEMENT AND ADMINISTRATION o

5.17	Contravention	24
5.18	Application to Amend Order	24
5.19	Form of Application	24
5.20	Amending Orders	24
5.21	Suspension of Existing Controls	24

o PART SIX -- SUPPLEMENTARY REGULATIONS o

6.22	General Provisions	26
6.23	Ancillary Building - Residential Land Use	27
6.24	Corner Sites	28

TABLE OF CONTENTS Cont'd.

		PAGE
6.25	Projections Over Yards	28
6.26	Moved In Buildings	28
6.27	Objects Prohibited or Restricted in Yards	29
6.28	Dwelling Units per Parcel	29
6.29	Second Residences	29
6.30	Main Buildings per Lot	29
6.31	Height of Buildings	30
6.32	Placement of Buildings	30
6.33	Minimum Site Areas	30
6.34	Secondary Roads - General Provisions	31
6.35	Primary Highways - General Provisions	32
6.36	Re-Classification of Land in any Agricultural District	33
6.37	Subdivision Standards	33

o PART SEVEN -- SCHEDULES o

7.0	Schedule "A" Land Use District Map and Detailed Maps	40
7.1	Schedule "B" Land Use District Regulations	42
7.2	Agricultural District 1 "A1"	44
7.3	Agricultural District 2 "A2"	47
7.4	Country Residential District 1 "CR1"	49
7.5	Country Residential District 2 "CR2"	50
7.6	Country Residential District 3 "CR3"	52
7.7	Highway Development District "HD"	54
7.8	Rural Industrial District 1 "RM1"	55
7.9	Rural Industrial District 2 "RM2"	57
7.10	Rural Recreational District "RR"	58
7.11	Forestry District "F"	60
7.12	Mobile Home Park District "MHP"	61
7.13	Hamlet Residential District "HR"	64
7.14	Hamlet Commercial District 1 "HC1"	66
7.15	Hamlet Commercial District 2 "HC2"	68
7.16	Hamlet Industrial District "HM"	70
.7	Hamlet Public/Institutional District "HP"	71
7.18	Hamlet General District "HG"	72
7.19	Schedule C - Forms	74

PART ONE

GENERAL

1.1 Purpose

The purpose of this Order is to prohibit or regulate and control the use and development of land and buildings within the municipality to achieve the orderly and economic development of land, and for that purpose, amongst other things,

(1) to divide the municipality into districts;
(2) to prescribe and regulate for each district the purposes for which land and buildings may be used;
(3) to establish the office of one or more Development Officers;
(4) to establish a method of making decisions on applications for development permits including the issuing of development permits;
(5) to provide the manner in which notice of the issuance of a development permit is to be given.

1.2 Definitions

(1) (a) "ACT" means the Planning Act, 1977, and
(b) "ADVISORY COUNCIL" means an advisory council appointed by the Minister pursuant to section 15 of the Improvement Districts Act.

(2) "ADJACENT LAND" means land or a portion of land that is contiguous to the parcel of land that is subject to a development application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, river or stream.

(3) "AGRICULTURAL INDUSTRY" means an industrial use related to agriculture involving the initial processing or storage of farm products which because of odor, noise or inflammable material require large tracts of land for environmental protection and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, pelletizing plant, bulk storage tank or area, auction market, livestock holding station or a use similar to those listed.

(4) "AIRPORT" means
(a) any area of land or water, including the frozen surfaces thereof, or other supporting surface used or intended to be used either in whole or in part for the arrival and departure of servicing of aircraft, and

(b) includes any building, installation or equipment in connection therewith, operated by the Department of National Defence or for which an airport licence has been issued by the Ministry of Transport.

(5) "ANCILLARY BUILDING" means a building which is separate and subordinate to the main building on the same parcel of land on which the main building is situated the use of which ancillary building is incidental or subordinate,

(a) to the use of the main building, or
(b) to the use of the parcel of land on which the ancillary building is situated, and, without restricting the generality of the foregoing, includes a private garage;

(6) "ANCILLARY USE" means a use customarily incidental and subordinate to the main use of building and is located on the same parcel of land with such main use of building.

(7) "APARTMENT" means a residential use consisting of at least three dwelling units with shared entrances and other essential facilities and services.

(8) "BASEMENT" means that portion of a building between two floor levels which is partly underground but which has two feet of its height from finished floor to finished ceiling above the adjacent finished grade.

(9) "BUILDING HEIGHT" means the vertical distance between the grade and the highest point of a building that is not: a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a tire wall, or a parapet wall and flagpole or similar device not structurally essential to the building.

(10) "BEE-KEEPING" means the use of a parcel for the commercial production of natural honey.

(11) "CORNER LOT" means a lot having a frontage on two or more streets at their intersection or junction.

(12) "COUNCIL" means the Minister of Municipal Affairs.

(13) "COUNTRY RESIDENTIAL" means the use of land in the Improvement District for:

(a) Residential puroses,

(b) Residential purposes and in respect of which agricultural pursuits may be permitted as a subordinate use.

(14) "DEVELOPMENT" means

(a) an excavation or stockpile and the creation of either of them, or

(b) a building or an addition to, or replacement, or repair, or a building and the construction of placing in, on, over or under land of any of them, or

(c) a change of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in a change in the use of the land or building;

(d) a change in the intensity of use of land or a building or any act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of land or building.

(15) "DEVELOPMENT APPEAL BOARD" means a development appeal board appointed pursuant to Section 33 of The Act.

(16) "DEVELOPMENT OFFICERS" means

(a) a person appointed as a Development Officer pursuant to a land use order or the land use regulations, or

(b) where a municipal planning commission is authorized to act as Development Officer, the municipal planning commission, or

(c) where a municipal planning commission is authorized to act as Development Officer, in addition to a person appointed as a Development Officer, either or both of them.

(17) "DEVELOPMENT PERMIT" means a document authorizing a development issued pursuant to a land use order or the land use regulations.

(18) "DISCRETIONARY USE" means the use of land or a building provided for in a land use order for which a Development Permit may or may not be used upon an application having been made.

(19) "DUPLEX DWELLING" means a residential building used or intended to be used for two dwelling units, located one above the other.

(20) "DWELLING UNIT" means a complete building or a self-contained portion of a building, set or suite or rooms for the use of one or more individuals living as a single housekeeping unit and containing sleeping, cooking, and separated or shared toilet facilities and intended as a permanent residence not separated from direct access to the outside by another separate or self- contained set or suite or rooms.

(21) "EXTENSIVE AGRICULTURE" means the use of land or building for the raising or production of crops, livestock or poultry, but not restricting the generality of the foregoing does not include feedlots, intensive hog operations, bee-keeping, intensive poultry or fowl operation, sod farm, plant nurseries and landscape, gardening and livestock yard on small parcels of land.

(22) "EXTENSIVE RECREATIONAL USE" means a recreation development conducted on a unified basis on a single site where the prime reason for location in rural areas is to take advantage of natural physical features including the availability of large areas of land to provide for the non-facility oriented recreational activities such as hunting, trail riding, snowmobiling, hiking and other similar activities.

(23) "FAMILY CARE FACILITY" means a facility which provides resident service in a private residence to six or fewer individuals who are not related to the resident household. These individuals are handicapped, aged, disabled, or in need of adult supervision and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, group homes and family homes.

(24) "FARM BUILDING" means the first residence and other improvements used in connection with the raising or production of crops, livestock or poultry and situated on land used in connection with such farming operations.

(25) "FARM SUBSIDIARY OCCUPATION" means an occupation or business approved by the M.P.C. and carried out on the farm unit by the operator thereof as a use secondary and subordinate to the agricultural use.

(26) "FLOOR AREA" means the total floor area of every room and passageway contained in a building but not including the floor area of basements, attached garages, sheds, open porches, patios, open decks or verandahs, or breezeways.

(27) "FRONT YARD" means a yard extending across the full width of a parcel from the property line abutting street or avenue to the wall of the main building situated on the parcel.

(28) "FUR FARM" means any land, building, or premises used for the keeping, breeding, or rearing of furbearing animals.

(29) "GOLF COURSE" means the golf playing area and ancillary buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licenced dining area or lounge, driving range and picnic area.

(30) "GROUP CARE FACILITY" means a facility which provides resident services to seven or more individuals. These individuals are handicapped, aged, or disabled and undergoing rehabilitation, and are provided services to meet their needs. this category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes.

(31) "GROUP HOME" means a building or portion of a building used for the care of rehabilitation of children, adolescents or adults.

(32) "GREENHOUSE" means a commercial building specially designed and used for the growing of vegetables, flowers and other plants.

(33) "HAMLET" means any area declared by an order of the Minister to be a Hamlet.

(34) "HOLIDAY TRAILER (Recreation Vehicle)" means a transportable unit designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), designed or constructed or reconstructed or added to by means of accessories in such a manner as will permit its use for sleeping or living purposes for one or more persons and used exclusively by tourist(s) or transient(s) on a generally short term basis.

(35) "HOLIDAY TRAILER (Recreation Vehicle) PARK" means any parcel of land on which three or more holiday trailers are harboured, on a commercial basis and complies with relevant Government Regulations.

(36) "HOME OCCUPATIONS" means any occupation, trade, profession or a craft approved by the M.P.C. carried on by an occupant of a residential building or its ancillary building as a use secondary to the residential or the building, and which does not change the character thereof or have any exterior evidence of such secondary use other than that legally approved according to the Land Use Order. A home occupation does not include the keeping of a stock in trade unless otherwise approved by the M.P.C. nor the employment of paid assistants.

(37) "INTENSIVE AGRICULTURE" means the rearing and feeding of livestock on small parcels of land on a continuous basis for commercial purposes without restricting the generality of the foregoing this definition includes:

(a) feedlots
(b) livestock operations
(c) fur farms
(d) market gardens

(38) "INTENSIVE RECREATION" means high density recreational activities such as campgrounds, picnic grounds, fishing lodges, beach areas, marinas, riding stables, race tracks, sports fields and golf courses.

(39) "INTERIOR LOT" means any lot other than a corner lot.

(40) "KENNEL" means a premises in which four or more dogs and/or cats over six months in age are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.

(41) "LANE" means a public right-of-way which provides a secondary means of access to a parcel or parcels and which is registered in the Land Titles Office.

(42) "LIVESTOCK SALES-YARD" means any enclosed area of land, with or without ancillary buildings or structures, upon which livestock and other domestic animals is collected to sell or distribution of market.

(43) "LIVESTOCK" means cattle, horses, sheep, goats and swine and includes domestic fowl.

(44) "MAIN BUILDINGS" means a building in which is conducted the main or principle use of the site on which it is erected.

(45) "MARKET GARDEN" means the growing of vegetables or fruit for commercial purposes.

(46) "MINIMUM STANDARDS" means those minimum requirements relating to parcel area, floor area, yards, landscaping, design, character and appearance of building, etc., for their permitted uses of land or buildings of the discretionary uses of land or buildings or both listed in the land use district regulation of this Order and where these are not specified are as determined by the M.P.C.

(47) (a) "MOBILE HOME" means a transportable dwelling unit suitable for long term occupancy, designed to be transported on its own wheels or by other means and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports, and connection of utilities, ready for occupancy. For the purpose of this Order, two types to mobile homes may be distinguished;

(b) "MOBILE HOME SINGLE-WIDE" means a mobile home consisting of a single unit designed to be towed in a single load.

(c) "MOBILE HOME DOUBLE WIDE" means a mobile home consisting of two sections separately towable, but designed to be joined together at the site to form one dwelling unit.

(48) "MOBILE HOME PARK" means any parcel on which three or more occupied mobile homes are harboured or are permitted to be harboured without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such mobile home park and which complies with relevant Government Regulations governing mobile home or trailer parks except that the expression "mobile home park" shall not be deemed to include industrial and construction camps of a temporary nature.

(49) "MODULAR UNIT" means a prefabricated or factory built tubular frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular unit represents only a section of the dwelling and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling units for occupancy.

(50) "MUNICIPALITY" means the Improvement District No. 23.

(51) "MUNICIPAL PLANNING COMMISSION...M.P.C." means a municipal planning commission which may be established by a council pursuant to Section 28 of The Act.

(52) "PERMITTED USE" means the use of land or a building provided for in a land use order for which a development permit shall be issued upon an application having been made.

(53) "PLANT NURSERIES AND LANDSCAPE GARDENING" means the growing of trees, shrubs and other plants for experimental purposes, transplanting or for sale.

(54) "PRIVATE GARAGE" means an ancillary building or portion of a main building including a car port, used or intended to be used in conjunction with a dwelling principally for the private parking or storage of motor vehicles for personal transportation.

(55) "PRIVATE STABLE" means an ancillary building for the accomodation of a horse or horses kept for the private use by the owner.

(56) "PUBLIC OR QUASI PUBLIC BUILDING" means a building which is owned or leased by a department or agency of the federal, provincial, or municipal government for purposes of public administration and services and shall also include a building for the purpose of assembly, instruction, culture or enlightenment or for a community activity.

(57) "PUBLIC UTILITY BUILDING" means a building as defined in the Municipal Government Act in which the proprietor of the public utility maintains its office or offices and/or maintain or houses any equipment used in connection with the public utility.

(58) "REGISTERED OWNER" means

(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land, or

(b) in the case of any other land,

(i) The purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee or the purchaser's interest that is the subject of a caveat registered against the certificate of title, or

(ii) in the absence of a person described in paragraph (i), the person registered under The Land Titles act as the owner of the fee simple estate in the land.

(59) "ROW HOUSING" means a residential use where a building or buildings on a lot are each used for at least three dwelling units with each unit having direct access to the outside grade, but shall not mean "apartment".

(60) "RURAL INDUSTRY" means an industry not directly related to agriculture involving:

(i) warehousing or storage of material, goods and equipment; or

(ii) manufacturing or processing of a finished product from raw materials; or

(iii) provision of large scale transportation facilities for freight or passengers; or

(iv) industrial operations which due to noise, inherent safety hazards or noxious or toxic emissions require large tracts of land or a rural location away from concentrations of people.

(61) "SECONDARY ROAD" means a road designated as such by Ministerial Order pursuant to the Public Highways Development Act and without restricting the generality of the foregoing includes:

(a) secondary roads described by plates published in the Alberta Gazette pursuant to Alberta Regulations 164/69 as 900 series and

(b) secondary roads described by plates published in the Alberta Gazette pursuant to Alberta Regulation 146/69 as 500, 600, 700 and 800 series.

(62) "SIDE YARD" means yard extending from the front wall of the main building situated on a parcel to the rear wall of the main building and lying between the side line of the parcel and the side wall of the main building.

(63) "YARD" means a part of a parcel upon or over which no main building is erected.

(64) "SHORELINE" means the line or contour between the ordinary high water mark and the low water mark.

And all other words and expressions have the meanings respectively assigned to them in The Act.

1.3 Establishment of Districts

For the purpose of this Order the Improvement District No. 23 is divided into any of the following districts;

- Agricultural District 1 "A1"
- Agricultural District 2 "A2"
- Country Residential District 1 "CR1"
- Country Residential District 2 "CR2"
- Country Residential District 3 "CR3"
- Highway Development District "HD"
- Rural Industrial District 1 "RM-1"
- Rural Industrial District 2 "RM-2"
- Rural Recreational District "RR"
- Forestry District "F"
- Mobile Home Park District "MHP"
- Hamlet Residential District "HR"
- Hamlet Commercial District 1 "HC1"
- Hamlet Commercial District 2 "HC2"
- Hamlet Industrial District "HM"
- Hamlet Public/Institutional District "HP"
- Hamlet General District "HG"

(a) The boundaries of the districts listed in subsection (1) are as delineated on the Land Use District Map being Schedule A hereto.

(b) Where uncertainty exists as to the boundaries of the districts as shown on the Land Use District Map, the following rules shall apply.

Rule 1: Where a boundary is shown as following a lane, or canal, it shall be deemed to follow the centre line thereof. For a public land or street, the boundary follows the right-of-way.

Rule 2: Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

Rule 3: In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined:

(a) where dimensions are set out on the Land Use District Map, by the dimensions so set out or

(b) where no dimensions are set out on the Land Use District with respect to such boundary, by measurement of and use of the scale shown on the Land Use District Map.

Rule 4: All public streets and lanes are excluded from any of the districts established under this order.

1.4 Establishment of Land Use District Regulations

Land Use District Regulations shall be as set forth in the Schedule of Land Use District Regulations, being Schedule B hereto adopted by reference to be part of this Order and may be amended in the same manner as any other part of this Order.

1.5 Establishment of Supplementary Regulations

Supplementary regulations shall be as set out in Part 6 hereto, hereby adopted by reference to be part of this Order, and may be amended in the same manner as any other part of this Order.

1.6 Establishment of Control of Advertisement Regulations

Control of advertisements Regulations shall be as set forth in the Schedule of Control of Advertisements Regulations, being Schedule C hereto, hereby adopted by reference to be part of this Order, and may be amended in the same manner as any other part of this Order.

PART TWO

AGENCIES

2.7 Development Officer

(1) The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by Ministerial Order.

(2) The Development Officer shall perform such duties that are specified in PART THREE of the Order.

(3) The Development Officer shall:
keep and maintain for the inspection of the public during all reasonable hours, a copy of this Order and all amendments thereto; keep a register of all applications for development, including the decisions thereon and the reasons therefore.

(4) For the purposes of Section 43 of The Act, the Development Officer is hereby declared to be an authorized person of the Council.

2.8 Municipal Planning Commission

The Municipal Planning Commission (M.P.C.) established by ministerial Order shall perform such duties as are specified in PART THREE of this Order.

2.9 Development Appeal Board

The Development Appeal Board (D.A.B.) established by Ministerial Order shall perform such duties as are specified in PART FOUR of this Order.

PART THREE

DEVELOPMENT PERMITS, RULES AND PROCEDURES

3.10 Control of Development

(1) No development other than that specified in Section 11 shall be undertaken within the municipality unless and application for it has been approved and a Development Permit has been issued.

3.11 Development Not Requiring a Development Permit

The following development shall not require a Development Permit:

(1) The carrying out of works of maintenance or repair to any building, provided that such works do not include structural alterations or major works of renovation.

(2) The completion of a building which was lawfully under construction at the date of the first publication of the official notice required by Section 135 (3)(d) of The Act provided that the building is completed in accordance with the terms and any Permit granted in respect of it and subject to the conditions to which such permit was granted and provided also that the building, whether or not a Permit was granted in respect of it, is completed within a period of twelve months from the said date of the first publication of the official notice.

(3) The use of any such building as referred to in Subsection (2) for the purpose for which construction was commenced.

(4) In all Districts with the exception of agricultural uses, and Forestry District. The erection of construction of gates, fences, walls or other means of enclosure (other than on corner lots or where abutting or a road used by vehicular traffic), less than three feet in height in front yards and less than six feet in side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means of enclosure.

(5) A temporary building, the sole purpose of which is incidential to the erection or alteration of a permanent building, for which a Permit has been issued under this Order.

(6) The maintenance or repair of public works, services and utilities carried out by or on behalf of federal, provincial and municipal public authorities on land which is publicly owned or controlled.

(7) (a) The carrying out of construction, excavation or other operations requisite for the continued agricultural use of a parcel in excess of 10 acres which may be assessed as farmland and used for Extensive Agricultural Operations as defined under PART ONE of this Order, as well as a mobile home as a first farm residence.

(b) Notwithstanding Subsection 7(a), when development under Subsection 7(a) is for the erection of placement of an additional farm dwelling or a mobile home on the parcel such development shall not be considered as a "deemed approved" development and an application for it must be approved and a development permit issued prior to such development being undertaken.

(c) Notwithstanding Section 7(a) when the first residence on a quarter is to be built within 134 feet of the right-of-way of a public road a development permit is required.

(8) On parcels of land exceeding 10 acres, used for forestry purposes and lying further than one mile from an incorporated urban municipality, the carrying out of construction, excavation or other operations requisite for the continued use of that land for forestry purposes is deemed approved except that this shall not apply to any building or other structure to be erected within 134 feet of the property line of any surveyed road.

3.12 Non-Conforming Buildings and Uses

See Section 72 of The Planning Act, 1977 and amendments thereto.

3.13 Permission for Development

(1) An application for a Development Permit shall be made to the Development Officer in writing in the form of Form A hereto and shall be accompanied by:

(a) a site plan in duplicate showing the legal description and front, rear, and side yards, if any, and any provision for off-street loading and vehicle parkings and access and egress to the site;

(b) a floor plan and elevations and sections in duplicate;

(c) a statement of uses;

(d) a statement of ownership of land and interest of the applicant therein;

(e) the estimated commencement and completion dates;

(f) the estimated cost of the project or contract price;

(g) the extent of existing treed areas shall be indicated on the site plan accompanying the application for development together with an indication of the trees proposed to be removed in the course of development;

(h) authorization of registered landowner.

(2) Each application for a development permit shall be accompanied by a non-returnable fee set by resolution of Council from time to time.

(3) The Development Officer shall:

(a) receive, consider and decide on applications for a Development Permit for those uses listed in Schedule B which constitute permitted uses in a district and comply with the minimum standards for that district, and which have been assigned to him for consideration and decision; and

(b) refer to the Municipal Planning Commission (acting as the Development Officer) for its consideration and decision applications for a Development Permit for those uses listed in Schedule B which constitute discretionary uses and which have been assigned to it for consideration and decision.

(c) refer to the Municipal Planning Commission (acting as the Development Officer) at his discretion any application which in his opinion should be decided by the Commission.

(4) The Development Officer may refer all applications noted in Section 13 (3)(b) and (c) above at least five days prior to M.P.C. meetings to the Planning Advisory who may provide comments in writing or in person at the M.P.C. meeting.

(5) In each district shown on the Land Use District map, development may only take place for the purposes respectively specified as permitted uses and discretionary uses (Schedule B) although Section 13(8) also applies.

(6) In each district shown on the Land Use District map, the standard of development shall be equal to or better than the minimum laid down in Schedule B.

(7) Council may require with respect to a development that as a condition of issuing a Development Permit, the applicant enter into an agreement to construct or pay for the construction of public roadways or parking areas, to install or pay for the installation of utilities and/or any municipal service mutually agreed upon, or to pay for an off-site levy or redevelopment levy imposed by order. The Development Officer may require proof of ownership of right to land in question and may require a surveyor's certificate as proof of location of development on said land.

(8) In the case where an application for a Development Permit has been refused pursuant to this PART or ultimately after appeal pursuant to PART FOUR of this Order, the submission of another applicaton for a Permit on the same property and for the same or similar use of the land by the same or any other applicant may not be accepted by the Development Officer for at least six months after the date of the previous refusal.

(9) The Development Officer (or M.P.C.) may approve an application for a Development Permit notwithstanding that the proposed development does not comply with this Order if, in the opinion of the Development Officer, (or M.P.C.)

(a) the proposed development would not

(i) unduly interfere with the amenities of the neighbourhood, or

(ii) materially interfere with or affect the use, enjoyment or value of neighbouring properties, and

(b) the proposed development conforms with the use prescribed for the land or building in the Order.

(10) An application for a Development Permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made on it by the Development Officer or M.P.C. within 40 days after receipt of the application by the Development Officer and the person claiming to be affected may appeal in writing as provided for in PART FOUR of this Order as though he had received a refusal at the end of the period specified in this subsection.

3.14 Development Permits and Notices

(1) A permit granted pursuant to this PART does not come into effect until 14 days after the date of an order, decision or Development Permit is issued, and any development proceeded with by the application prior to expiry of this period is done solely at the risk of the applicant.

(2) Where an appeal is made pursuant to PART FOUR of this Order, a Development Permit which has been granted shall not come into effect until the appeal has been determined and the permit may be modified or nullified thereby.

(3) When a permit has been granted the Development Officer shall:

(a) immediately publish a notice in a newspaper circulating in the municipality stating the location of the property for which the application has been made and the use approved, and

(b) may send a notice in writing immediately to all adjacent land owners.

(4) If the development authorized by a Permit is not commenced within 12 months from the date of its issue, or carried out in reasonable diligence, the permit is deemed to be void unless an extension to this period has previously been granted by the Development Officer.

(5) A decision of the Development Officer on an application for a Development Permit shall be given in writing and a copy of it sent to the applicant.

(6) When the Development Officer refuses an application for a Development Permit, the decisions shall contain reasons for the refusal.

3.15 Development Permits - Development Officer Rights

(1) Notwithstanding anything contained herein to the contrary, the granting of a Development Permit shall:

(a) indicate only that the development to which the Permit relates is authorized in accordance with the provisions of this Order and shall in no way relieve or excuse any person from complying with this or any other Order and Regulations affecting such works,

(b) be without prejudice to the Development Officer's rights to refuse any other permit or approval that may be required of it in respect to the development by this or any other Order, or

(c) be subject to the right of the Development Officer to suspend or revoke the Development Permit in accordance with the provisions of this Order and The Planning Act.

PART FOUR

APPEALS

4.16 Appeal Procedure

See Section 79 to 83 of The Planning Act, 1977 and Amendments thereto.

PART FIVE

ENFORCEMENT AND ADMINISTRATION

5.17 Contravention

See Sections 79, 148 and 149 of The Planning Act, 1977 and Amendments thereto.

5.18 Application to Amend Order

(1) A person may apply to have this Order amended, by applying in writing to the Development Officer on the proper form furnishing reasons in support of the application and paying the fee therefore required under Section 5.19.

(2) The Minister may at any time initiate an amendment to this Order by directing the Development Officer to initiate an application therefore.

5.19 Form of Application

(1) All applicants for amendments to the Land Use Order shall be made to the Minister in the form of Form G hereto and shall be accompanied by the following, namely:

(a) an application fee of $250.00 for each application but if the proposed amendment is adopted by the Minister, the Minister may determine that the whole or part of the application fee be returned to the applicant.

(b) A certificate of search of the land affected or other documents satisfactory to the Development Officer including the applicant's interest in the said land;

(c) All drawings required to be submitted shall be to the satisfaction of the Development Officer and shall be fully dimensioned, accurately figured, explicit and complete.

5.20 Amending Order

(1) All amendments to this Land Use Order shall be made by the Minister by order and in conformance with Sections 135 to 139 inclusive of The Planning Act.

(2) At least five days prior to the public hearing pursuant to Section 135 (1) of The Act, the Minister may refer a copy of the proposed amending order and Form G to a Planning Advisor who may provide comments with respect to the proposed order in writing or in person at the public hearing pursuant to Section 36 (1) of The Act.

(3) Within five days of the passing of an amending order a copy of same may be sent to a Planning Advisor.

5.21 Suspension of Existing Controls

(1) Development Control Order No. 3 is hereby rescinded.

PART SIX

SUPPLEMENTARY REGULATIONS

6.22 General Provisions for the M.P.C.

(a) Where the phrase "as required by the Municipal Planning Commission" appears in this Order or the Land Use District Regulations Schedule of this Order, the M.P.C., prior to giving its decision, shall take into consideration the Subdivision Regulations and The Planning Act, and may refer the matter to a Planning Advisor.

Temporary Campsite

(c) In considering an application for a temporary construction campsite, within any district the M.P.C. shall give due regard for the need, location, type of campsite, prior to giving its decision.

Top Soil Removal

(d) An application for Development Permit in relation to the removal of top soil shall be referred to the Soil Conservation Officer for advise.

Development Near Waterbodies and Watercourse

(e) Where a parcel of land borders on or contains a coulee, ravine or valley, with or without a watercourse, the following building or structure setbacks, from the upper break of the coulee, ravine or valley, shall apply:

Depth of the Coulee, Ravine or Valley	Minimum Building or Structure Setback
less than 25 feet	as required by the D.O. or M.P.C.
greater than 25 feet but less than 50 feet	75 feet
greater than 50 feet; less than 100 feet	150 feet
greater than 100 feet	200 feet

Notwithstanding the above the Development Officer may increase the building or structure setbacks where deemed necessary.

Where a parcel of land borders on or contains a waterbody the setback from the waterbody shall be determined by the Development Officer but shall not be less than 100 feet from a waterbody the area of which is 20 acres or more.

The foregoing regulations shall not apply to the construction of gates, fences, walls or other means of enclosure less than six (6) feet in height.

In making a decision on setback from a waterbody, the Development Officer may submit the application for a Development Permit to Alberta Environment - Water Resources Management Division for comments prior to the issuance of a permit.

Lands Subject to Flooding or Subsidence

(f) Development on land that is subject to flooding or subsidence or that is marshy shall be discouraged but when such development is allowed, the developer shall enter into a Save Harmless Agreement with the municipality for any damage to or loss of the development caused by flooding or subsidence.

Airports

(g) Development near established airports will be required to follow Airport Vicinity Protection Areas of other established regulations.

Developer's Agreement

(h) The Development Officer or M.P.C. may require as a condition of the issuance of a Permit, that the Developer enter into a Developer's Agreement with the Minister.

6.23 Ancillary Building - Residential Land Use

(a) 1. No ancillary building or any portion thereof shall be erected or placed within the front yard of any parcel with the exception of farm dwellings where approved by the M.P.C.

2. An ancillary building shall be situated on an interior lot so that the exterior wall shall be at least three feet from the side and rear lines of the parcel.

3. An ancillary building on a corner lot shall be so situated that its side yard which abuts the street shall be not less than the side yard of the main building.

4. In addition to complying with the other subsections of this section, a private garage may be required to be located so that the vehicle entrance doors shall be no closer than 18 feet to the property boundary upon which they open.

5. Notwithstanding Subsection two and in addition to complying with Subsection (1) and (3) of the section, a boathouse shall be located no closer than 25 feet from the rear boundary of the parcel upon which it is erected unless otherwise approved by the M.P.C.

6. An ancillary building shall be no more than twenty feet in height.

7. An ancillary building erected on a site shall not be used as a dwelling.
8. Where a structure is attached to the main building on a site by a roof, it is part of the main building.

Ancillary Building - Commercial and Industrial Districts

(b) 1. An ancillary building may be used as a residence in a Commercial or Industrial District only if the M.P.C. has approved such a use because it is deemed necessary for the security or fire protection of the main building or use in the site.

6.24 Corner Sites

1. No person, on a corner site in any residential district shall erect, place or maintain within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries distant 20 feet from the point where they intersect, a wall, fence, shrub, trees, hedge, or any object over three (3) feet in height above the lowest street grade adjacent to the intersection.

6.25 Projections Over Yards

The portions of and attachments to a main building which may project over or on a minimum yard are:

(a) on a site in a residential district, a cornice, window sill, a canopy of eaves which project for a distance not exceeding one-half of the minimum side yard required for the site;
(b) a chimney which projects two feet or less provided that in each case it is not less than three feet from the side boundary of the site;
(c) unenclosed steps with or without a landing and above the surface of the yard if they do not project more than eight feet over or on a minimum front or rear yard or more than three feet in a side yard.

6.26 Moved in Buildings

(1) Any building to be moved in or placed on a parcel within any district established by this Order, other than a farm building in an Agricultural District, must be approved by the M.P.C. and prior to the M.P.C. The M.P.C. may require that if a development permit is issued for a moved in building that a notice be sent in writing to adjacent registered property owners within a minimum of 200 feet of said parcel.
(2) Application to "move in" a building shall be made on Form A of this Order and shall be accompanied by a photo of the building.

(3) A Notice of Decision in respect of an application to "move in" a building shall be issued by the Development Officer in the form of Form C or D of this Order and permission may be subject to such conditions as the Municipal Planning Commission may specify.

(4) Prior to moving a building, a Development Permit shall be issued in the form of Form B. of this Order.

(5) The Development Officer or Municipal Planning Commission may require that a performance bond equal to the value of a bringing the building up to proper standards may be required as part of a condition of the development permit.

6.27 Objects Prohibited or Restricted in Yards

(1) (a) No dugout, septic tank or cesspool within the "I" and "2" Agricultural Districts or "CRA" - Country Residence Agricultural District shall be located within 134 feet of the property line of any public roadway other than a lane or within 209 feet of the centre line of a secondary road designated as such under the Public Highways Development Ace. The Development Officer may impose conditions requiring the retention of trees, or additional planting of trees of such a type as considered necessary, and their location.

(b) Not more than two holiday trailers shall be stored or parked on a parcel with the exception of agricultural districts were approved by the M.P.C.

6.28 Dwelling Units Per Parcel

Notwithstanding Section 76 of The Act, the Minister may ask for an exemption of this section of any person or land within the Improvement District.

6.29 Second Residence

A second residence requires a Development Permit as stipulated elsewhere in this Order.

6.30 Main Building per Lot

No person shall construct or cause to be constructed more than one main building per lot unless otherwise permitted by this Order. Notwithstanding the above, more than one main building may be placed on a lot for an airport if the use complies to those listed in Schedule B (Land Use District Regulations) for the relevant district of this Order. Also more than one

main building may be permitted in the institutional, industrial or recreational facility district where approved by the M.P.C. and for the following discretionary uses in an Agricultural District where permitted under this Order: 1) abattoir, 2) tannery, 3) intensive hog operations, 4) livestock sales, 5) industrial plant, 6) farm subsidiary occupation, 7) hog buying station, 8) veterinary clinic, 9) church with or without an attached or separate manse, 10) kennel, 11) highway maintenance yard, 12) government weight scale, 13) heliport, 14) school with or without teacherages, 15) minor recreational facility, 16) agricultural supply depot, 17) agricultural machinery sales and service, 18) ranger cabin, ranger station, and 19) tradesman's or handicraft business.

6.31 Height of Buildings

Subject to the provisions of Section 23, Subsection 26, or unless otherwise specified in the Land Use District Regulations, the Municipal Planning Commission may regulate the height of any other building to be erected on a site for a development in which a permit is required.

6.32 Placement of Buildings

(1) Unless otherwise provided by this Order all buildings erected or placed on a site shall meet the minimum yard requirements of the district in which the site lies with the exception of:

(i) where each half of a semi-detached house is to be contained in a separate parcel or title, no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit;

(ii) where the dwelling units of a row house building are to be contained in separate parcels or titles, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on the interior side of the dwelling unit;

(iii) where the end of a row house has no doors, windows, or other openings the side yards shall be as required by the Municipal Planning Commission;

6.33 Minimum Site Areas

In each district established by this Order and any amendments thereto no building shall be erected, placed or moved in on a site which comprises an area less than specified in the Land Use Districts Regulations Minimum Lot Area for such district, except that a lot of separate record in the Land

Titles Office containing less than the minimum area or width specified for the district may be used subject to the discretion of the Development Officer or Municipal Planning Commission, if all other requirements of the order are observed.

6.34 Secondary Roads - General Provisions

(a) On a parcel of land located at the intersection of a secondary road with a rural road, no development shall be permitted within the areas illustrated in Figure 1 Supplementary Regulations unless otherwise approved by the M.P.C.

(b) On a parcel of land located at the intersection of two secondary roads no development shall be permitted within the area illustrated in Figure 2 Supplementary Regulations unless otherwise approved by the M.P.C.

(c) On a parcel of land located in the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 3 Supplementary Regulations.

(d) No development shall be located so that access or egress to a secondary road is within 500 feet of the beginning or end of a road curve of greater than two degrees curvature or within the distance from the intersection of two roads as illustrated in Figures 1, 2 and 3, Supplementary Regulations unless otherwise approved by the M.P.C.

(e) Access or egress to a secondary road shall not be permitted where it would be:

(i) less than 500 feet from an existing access on the same side of the road;

(ii) less than 500 feet from a bridge;

(iii) less than 500 feet from an at-grade railway crossing;

(iv) at a point where the gradient of the road is in excess of 3 percent when the existing surveyed road has been constructed to secondary road standards in the case of an existing surveyed road not constructed to secondary road standards access or egress will be permitted only if construction to secondary road standards is expected within two years and the grade will then be less than 3 per cent.

(f) The planting of trees adjacent to secondary roads shall be in accordance with the requirement illustrated in Figure 1, 2 and 3 Supplementary Regulations unless otherwise approved by M.P.C.

(g) The Development Officer or the M.P.C. may prescribe or approve screening for uses which involve the outdoor storage of goods, machinery, vehicles, building materials, waste materials or other similar uses.

(h) Undeveloped parcels legally created prior to the promulgation of this Order and which would not have building sites resulting from this section are excluded from the conditions shown in Supplementary Regulations Figures 1, 2, and 3. However, development must meet provisions as required by the M.P.C.

6.35 Primary Highways - General Provisions

(a) On a parcel of land located at the intersection of two primary highways, no development shall be permitted within the areas illustrated in Figure 4 Supplementary Regulations unless otherwise approved by the M.P.C.

(b) On a parcel of land located at the intersection of a primary highway with a secondary road, no development shall be permitted within the areas illustrated in Figure 5 Supplementary Regulations unless otherwise approved by the M.P.C.

(c) On a parcel of land located at the intersection of a primary highway with a rural road, no development shall be permitted within the areas illustrated in Figure 6 Supplementary Regulation unless otherwise approved by the M.P.C.

(d) The planting of trees adjacent to primary highways shall be in accordance with the requirements illustrated in Figure 4, 5 and 6 Supplementary Regulations unless otherwise approved by the M.P.C.

(e) The Development Officer of the M.P.C. may prescribe or approve screening of uses which involve the outdoor storage of goods machinery, vehicles, building materials, "waste" materials or other similar uses.

(f) Notwithstanding Highway Development Control Regulations (Alberta Regulation 136/70) which apply to primary highways, this Order may establish a higher standard than Alberta Regulation 163/70 for development adjacent to primary highways and intersections.

(g) Undeveloped parcels legally created prior to the promulgation of this Order and which would not have building sites resulting from this section are excluded from the conditions shown in Supplementary Regulations Figures 4, 5 and 6; however, development must meet provisions as required by the M.P.C.

IMPORTANT NOTE: Section 34 and 35 do not apply to Hamlet Districts.

6.36 Re-Classification of Land in any Agricultural Districts

No Development Permit may be issued for a proposed development on any parcel of land within any Agricultural District that would result in two contiguous parcels of land being used for country residential, country residential agricultural, recreational facility, institutional, industrial, hamlet residential, or hamlet commercial, use unless the Minister has first re-classified such parcels to country residential, country residential agricultural, recreational facility, institutional, industrial, hamlet residential or hamlet commercial districts, respectively. Further, in Highway Development Districts or Forestry Districts no Permit will be issued unless parcels of land being used for these purposes are first reclassified to the proper Land Use District.

Notwithstanding the above, only one parcel of land may be created for country residential purposes within any Agricultural District.

6.3.7 Subdivision Standards

The Municipal Planning Commission may recommend that a parcel size exceed a maximum size stated in the Order providing that the M.P.C. is satisfied the increase in size will not affect neighbouring properties and there exists a unique need to increase the parcel size for valid planning reasons.

The subdivision approving authority may also increase the maximum parcel size contained within the Order.

The relaxation of a maximum or minimum parcel size in the Land Use Order beyond that permitted in the Subdivision Regulations requires a request for waiver of the said regulations.

FIGURE 1
SUPPLEMENTARY REGULATIONS

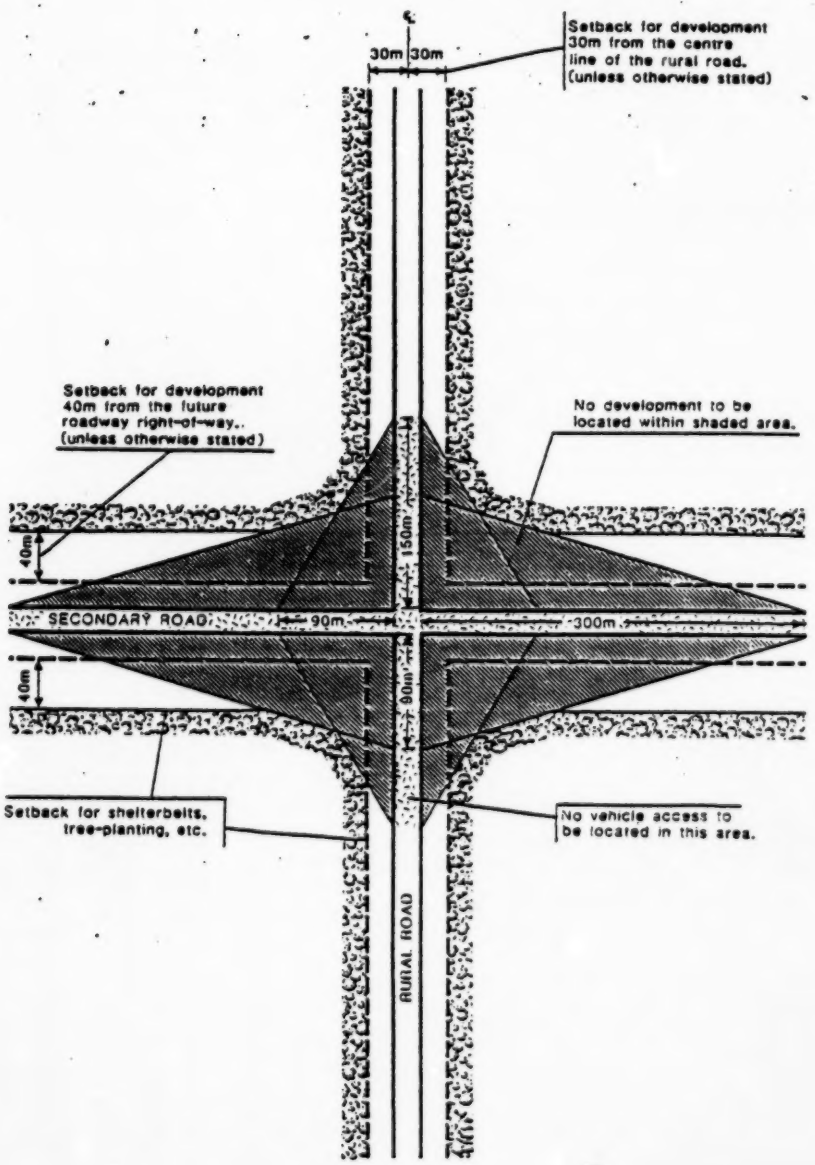

Setback for development 30m from the centre line of the rural road. (unless otherwise stated)
30m
30m
Setback for development 40m from the future roadway right-of-way.. (unless otherwise stated)
No development to be located within shaded area.
40m
150m
SECONDARY ROAD
90m
300m
40m
90m
Setback for shelterbelts, tree-planting, etc.
No vehicle access to be located in this area.
RURAL ROAD

FIGURE 2
SUPPLEMENTARY REGULATIONS

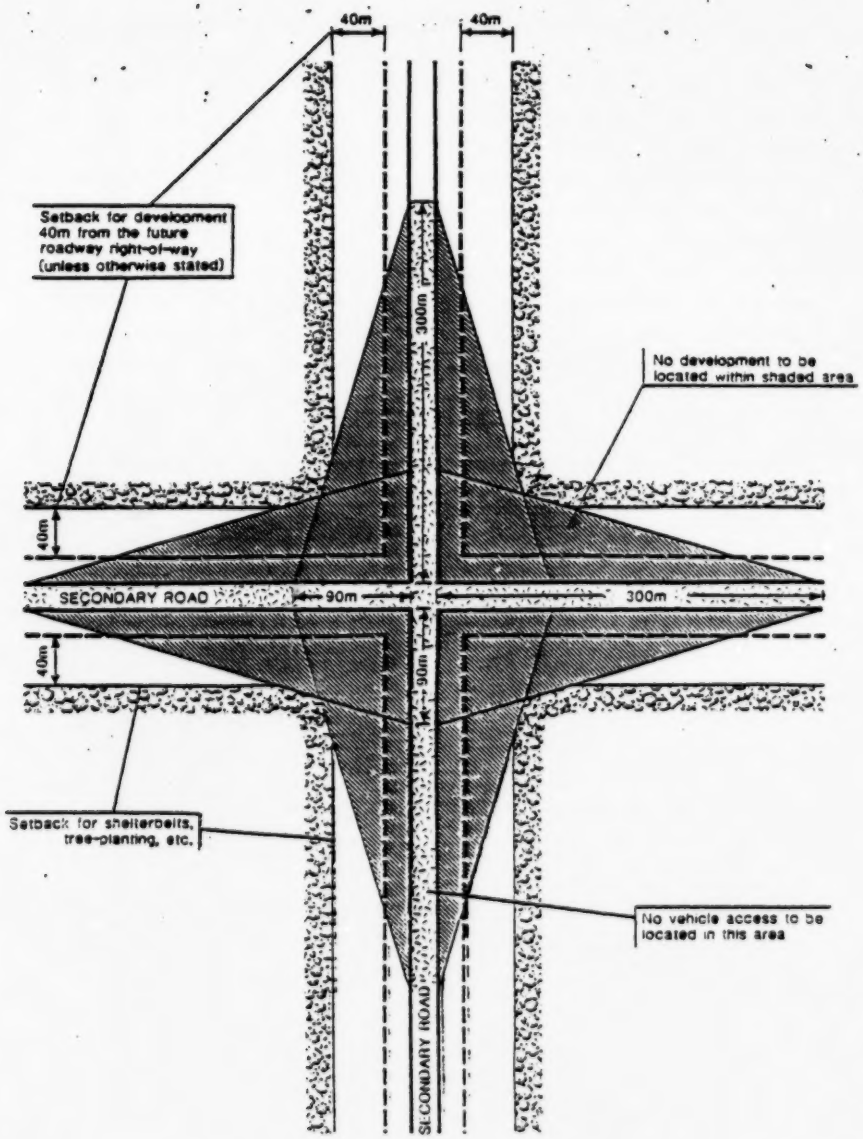


FIGURE 3
SUPPLEMENTARY REGULATIONS

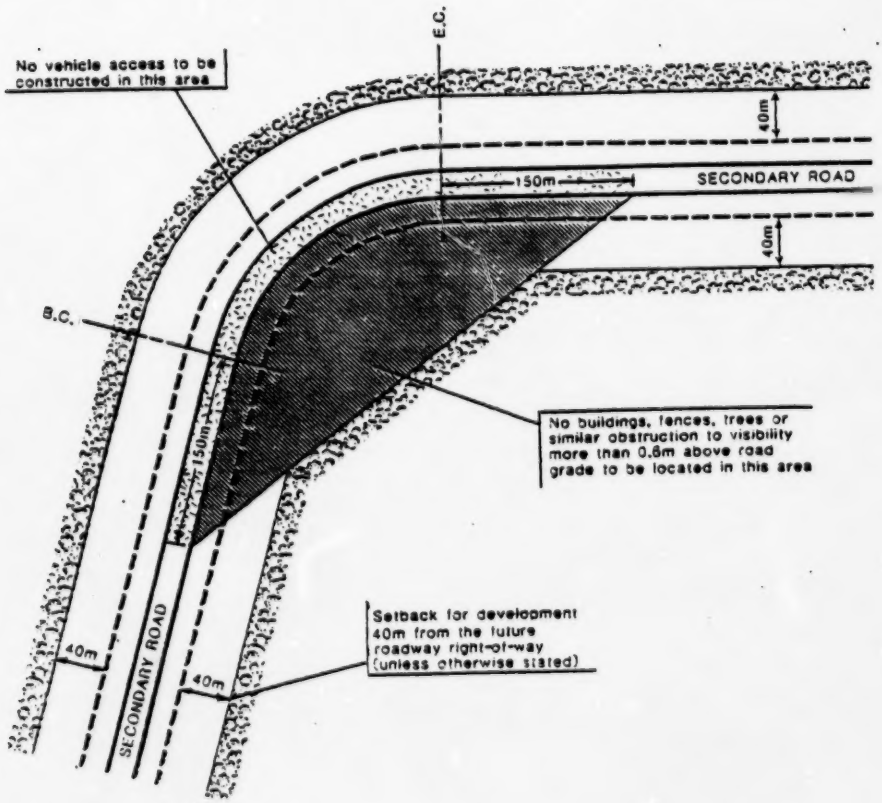

E.C.
No vehicle access to be constructed in this area
40m
150m
SECONDARY ROAD
40m
B.C.
No buildings, fences, trees or similar obstruction to visibility more than 0.8m above road grade to be located in this area
150m
SECONDARY ROAD
40m
40m
Setback for development 40m from the future roadway right-of-way (unless otherwise stated)

FIGURE 4
SUPPLEMENTARY REGULATIONS

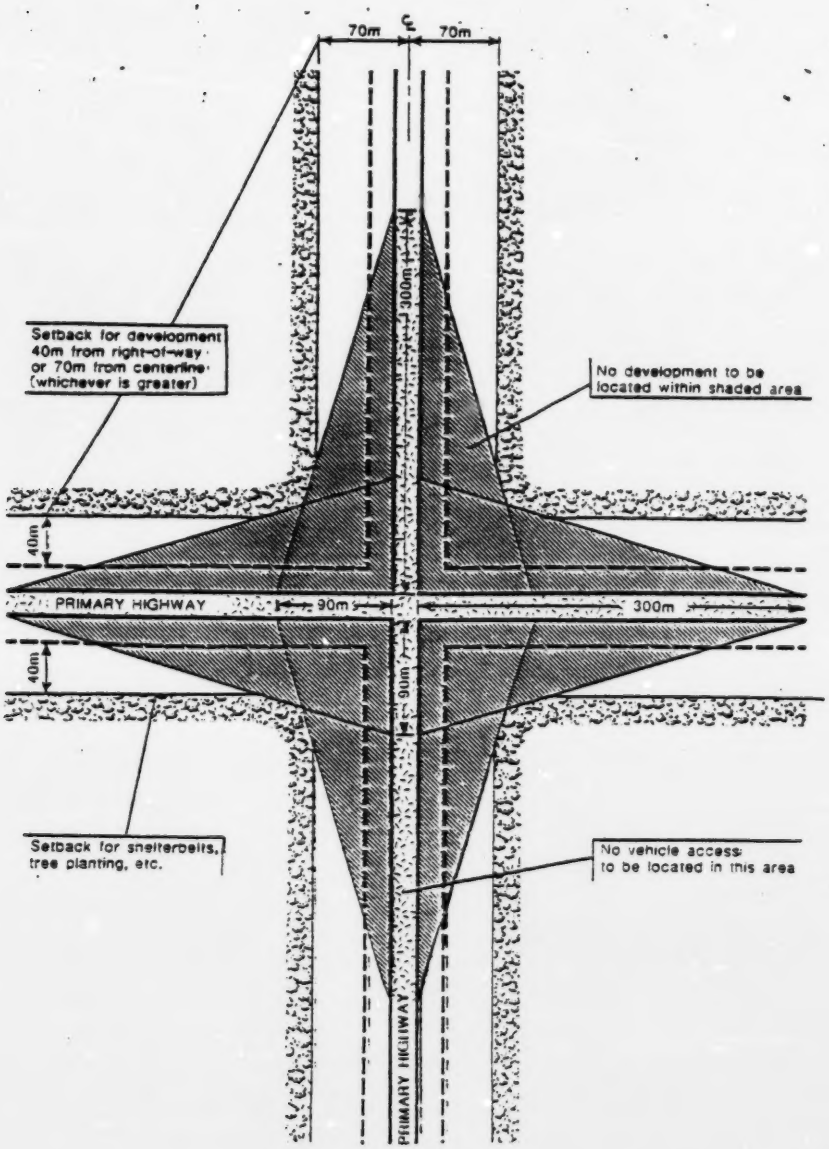


FIGURE 5
SUPPLEMENTARY REGULATIONS

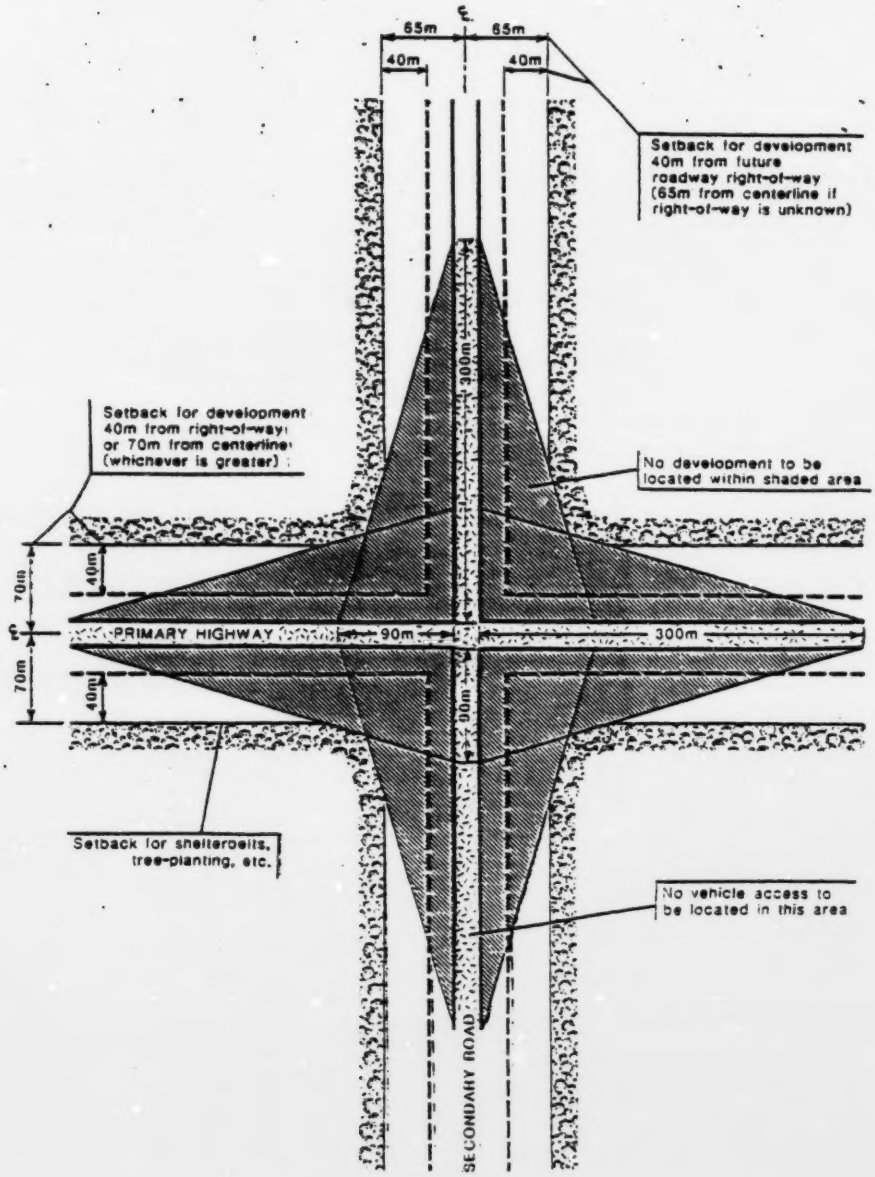
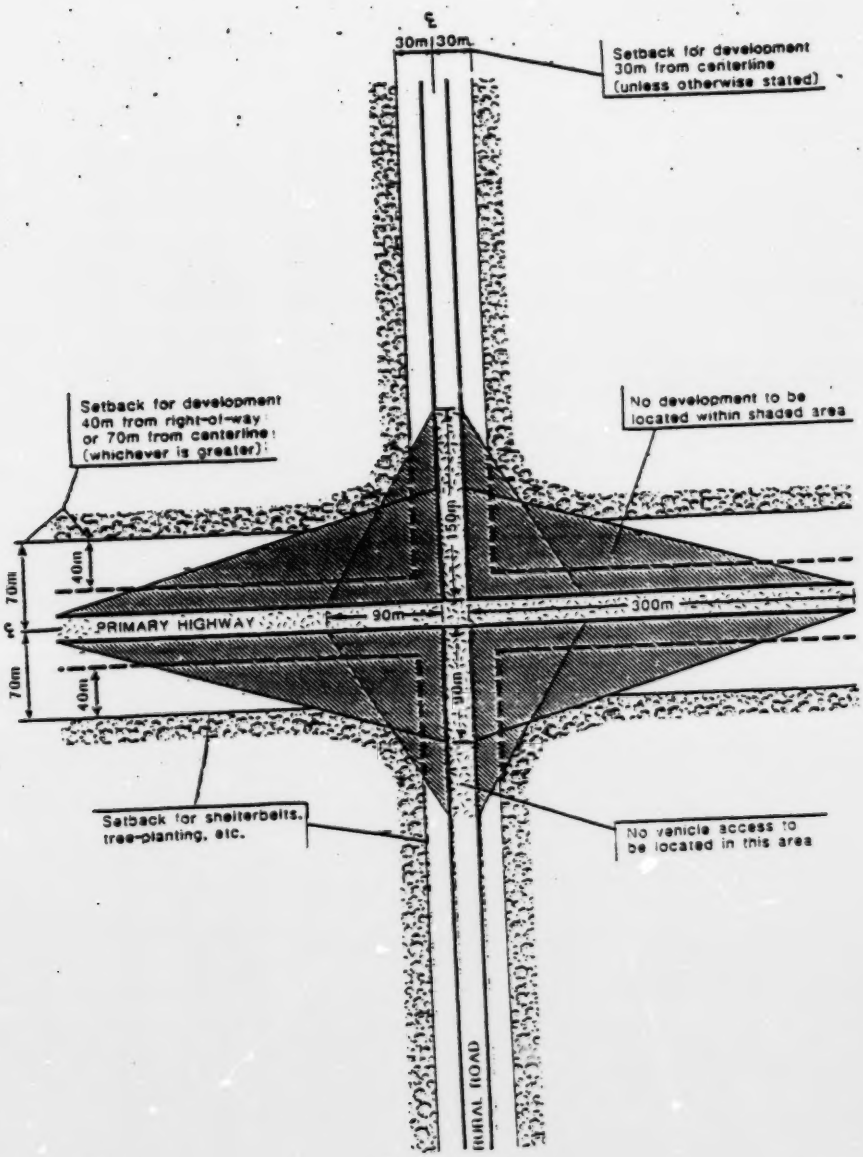


FIGURE 6
SUPPLEMENTARY REGULATIONS



7.0 SCHEDULE A

LAND USE DISTRICT MAP

AND

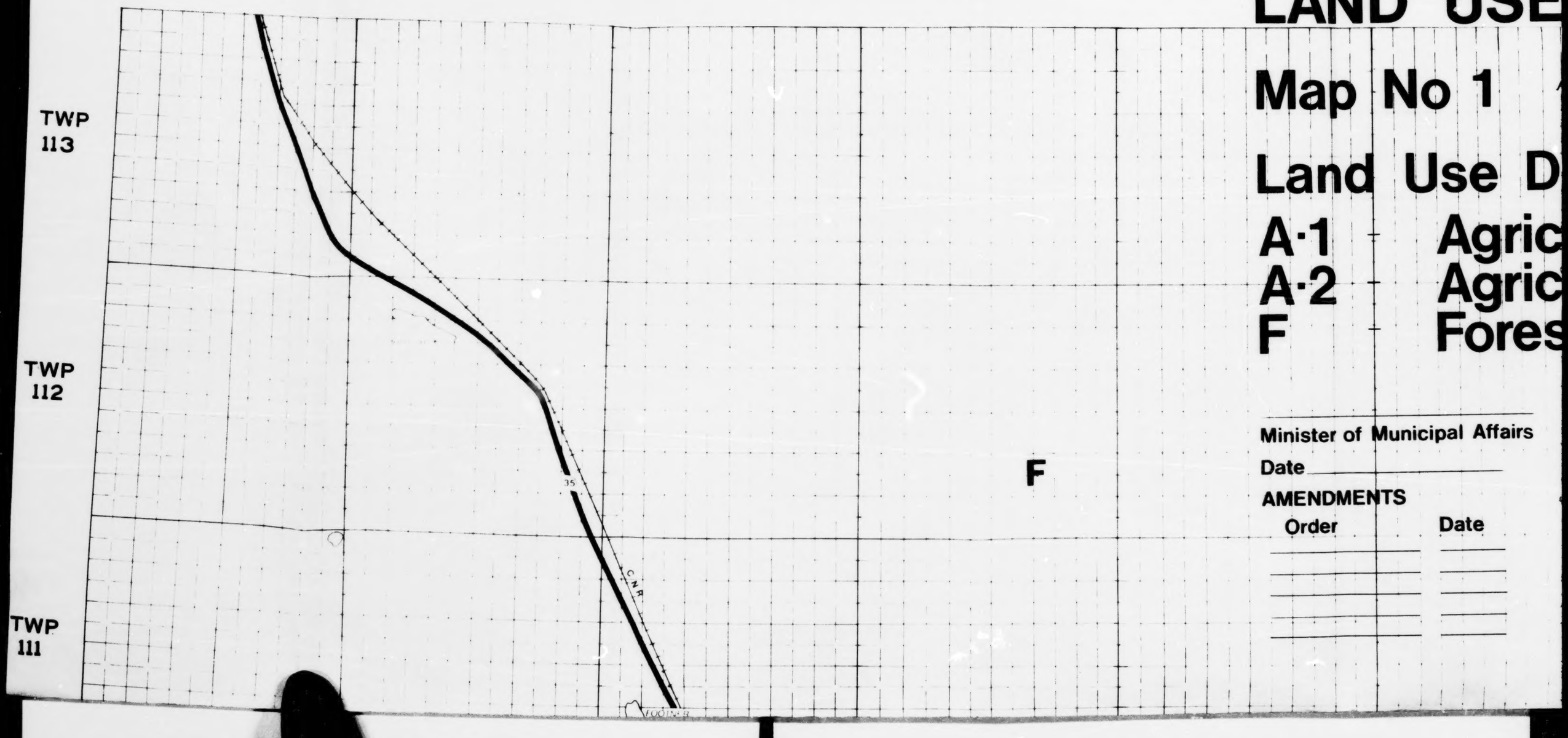
DETAILED MAPS

IMPROVEM
LAND USE

Map No 1

Land Use D

A-1	Agric
A-2	Agric
F	Fores



Minister of Municipal Affairs

Date _____

AMENDMENTS

Order	Date

ROVEMENT DISTRICT 23
D USE ORDER

No 1

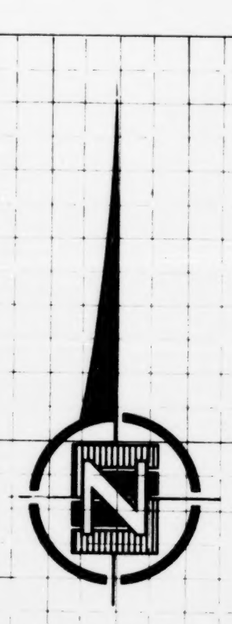
d Use Districts

Agriculture 1
Agriculture 2
Forestry

Municipal Affairs

NTS

Date



F

F

TWP 110

TWP 109

TWP 108

TWP

A-1

A-1

A-1

A-1

BUSHE RIVER
INDIAN RESERVE
NO 207

HIGH LEVEL

58

58

35

DEVIL LAKE

SURETTE

A-1

A-1

A-1

A-1

A-2

F

CHILD LAKE
I R
NO 164-A

ROCKY
LANE

BOYER RIVER
I R
NO 164

BOYER SETTLEMENT

NORTH VERMILION
SETTLEMENT

FORT VERMILION
SETTLEMENT

BEAVER
RANCH
I R
NO 163

See Index Map No. 2

RIVER

PEACE

BEAVER
RANCH
I R
NO 163

A-1

PEACE

RIVER

See Index Map No. 2

VERMILION
TLEMENT

A-2

TWP 107

TWP 106

TWP 105

TWP 104

F

C N R

PEACE

RIVER

PEACE

35

R 21

R 20

R 19

R18

R17

A-1

PEACE

A-1

A-1

See Index Map No. 3

A
CRETE

LINTON
L.

A-2

A-1

MUSKUS

VER

BUFFALO
HEAD
PRAIRIE

A-1

R 17

R16

R 15

R14

R13

R12

F

TALL CREE
I.R.
NO. 173

R12 R11 R10 R9

RIVER

PEACE

HR

HP

HC-1

HR

HR

HR

HP

HP

A-2

A-2

A-2

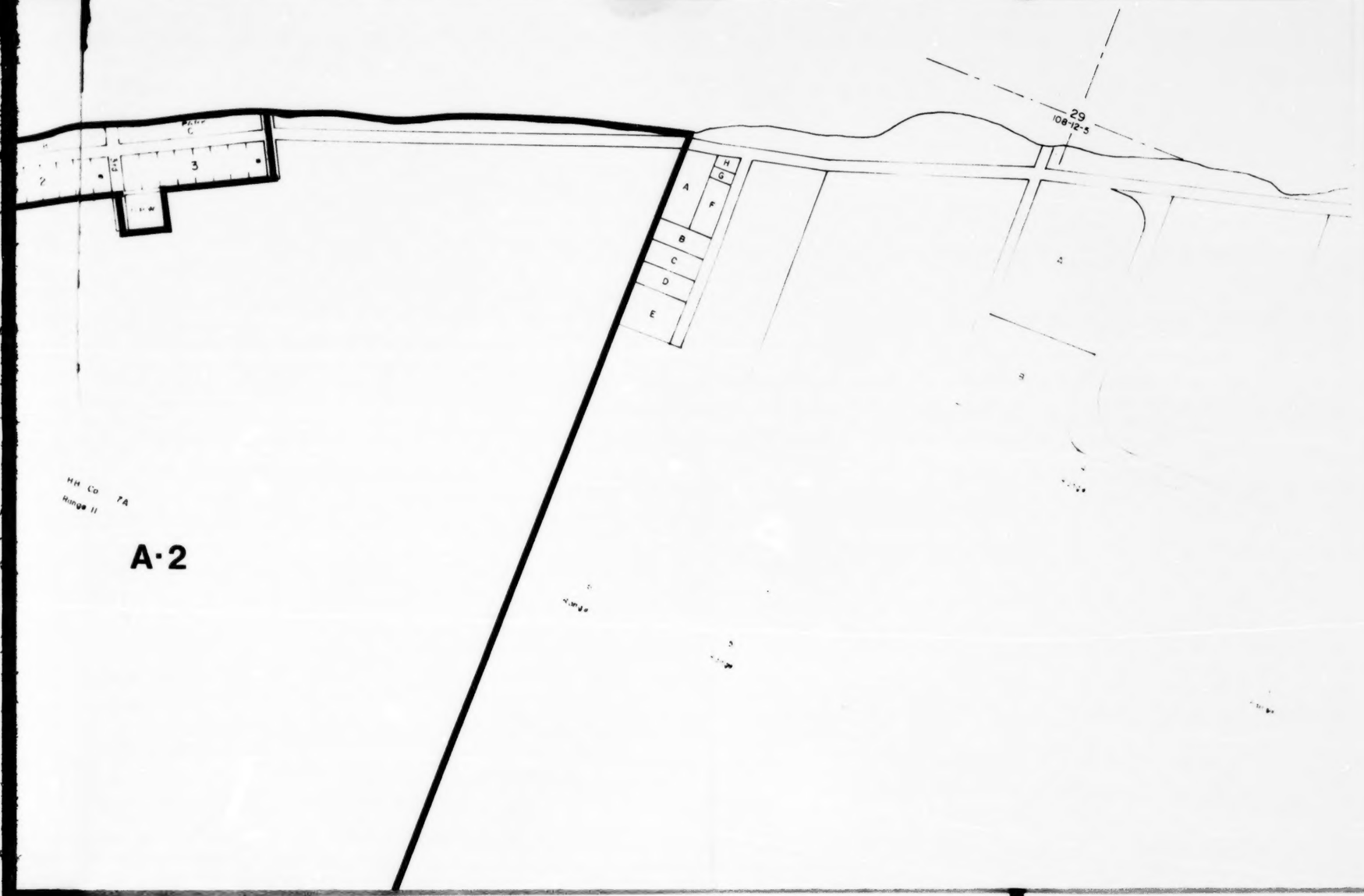
AVENUE

STREET

PLACE

Range II

Range 7A



IMPROVEMENT DISTRICT 23
LAND USE ORDER

Hamlet of Fort Vermilion

Map No. 2
LAND USE DISTRICTS

LEGEND

HR	Hamlet Residential
HC·1	Hamlet Commercial·1
HC·2	Hamlet Commercial·2
HP	Hamlet Public/Institutional
HM	Hamlet Industrial
A·2	Agriculture 2

HP

M

RADIO TELEPHONE SITE

HP

M

Range III

A-2

7

Range III

HM

HC-2

6

Range III

5

Range III

4

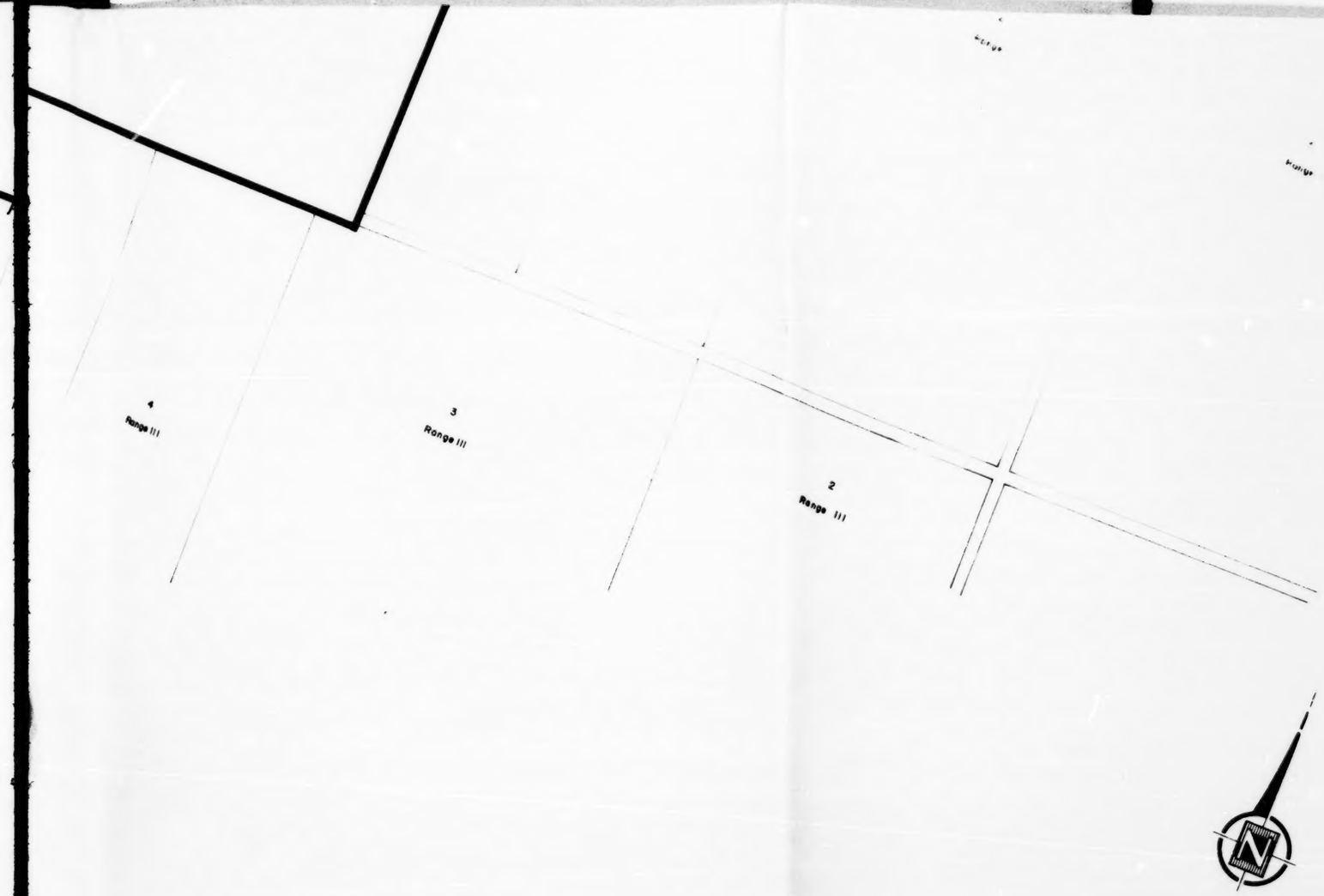
Range III

Minister of Municipal Affairs

Date: _____

Amendments

Order	Date



600 450 300 150 0 300 600 900 1200 feet

150 100 50 0 100 200 300 metres

PREPARED BY PEACE RIVER REGIONAL PLANNING COMMISSION

DATE DRAWN JULY 18/1980

DATE REVISED

SOURCE(S) PROVINCIAL PLANNING BRANCH

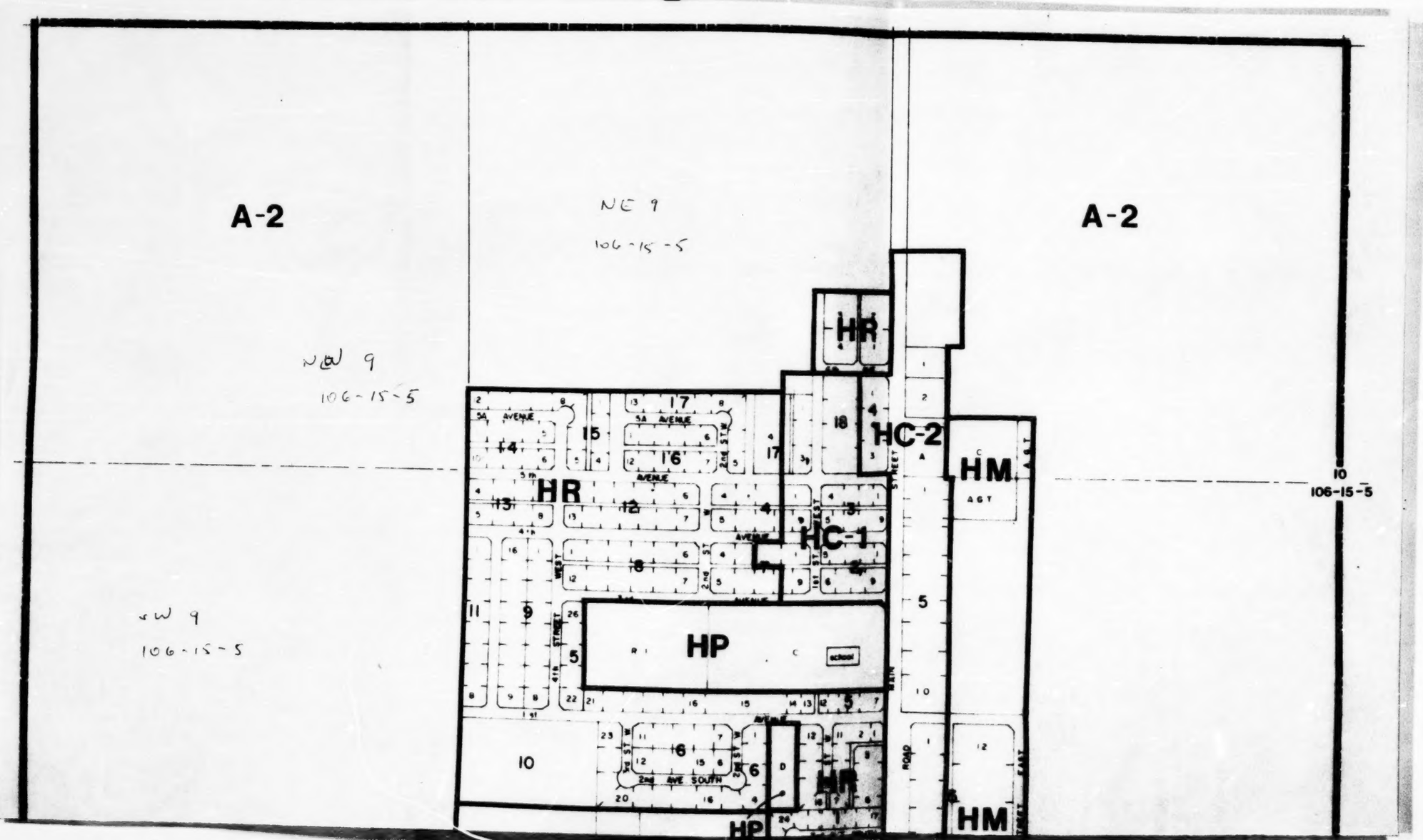
A-2

NE 9
106-15-5

A-2

NW 9
106-15-5

SW 9
106-15-5



10
106-15-5

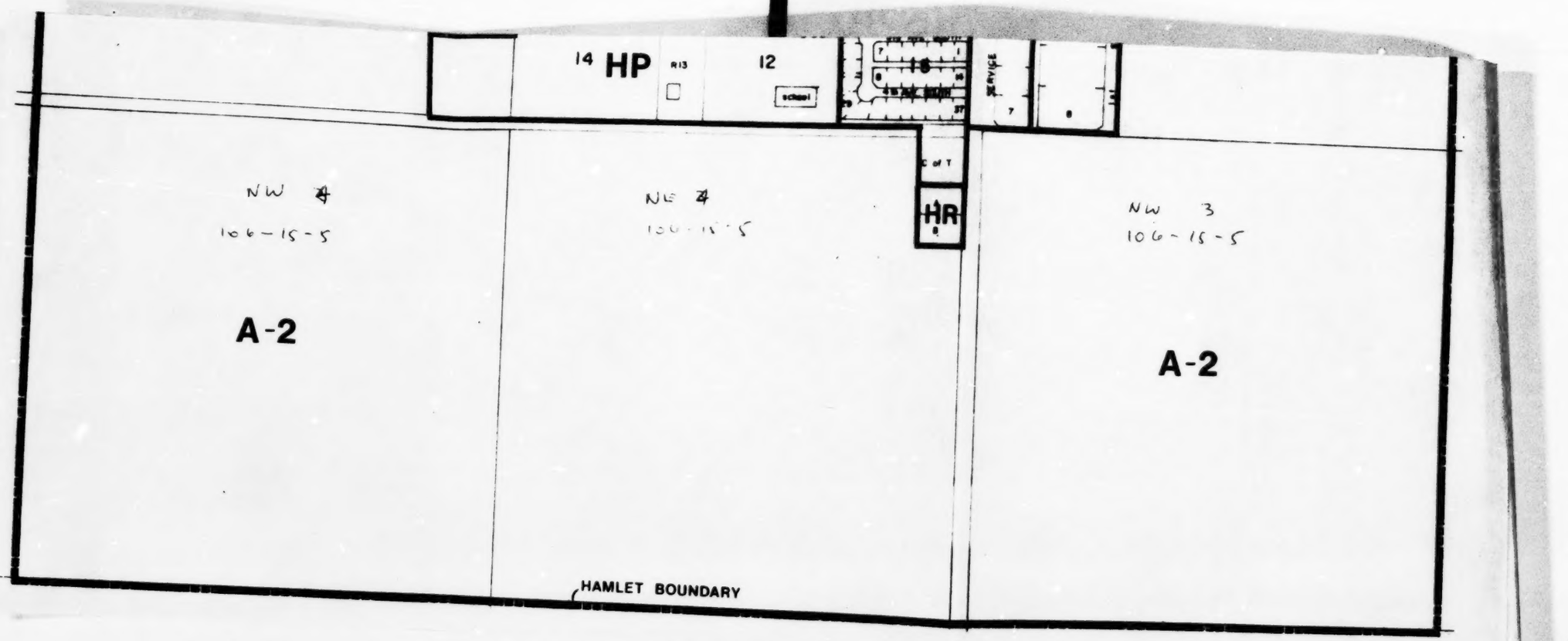
IMPROVEMENT DISTRICT 23
LAND USE ORDER

Hamlet of LaCrete

LAND USE DISTRICT
Map No.3

LEGEND

HC-1	Hamlet Commercial 1
HC-2	Hamlet Commercial 2


14 HP
R13
12
SCHOOL
SERVICE
C of T
HR
NW 4
106-15-5
NE 4
106-15-5
NW 3
106-15-5
A-2
A-2
HAMLET BOUNDARY

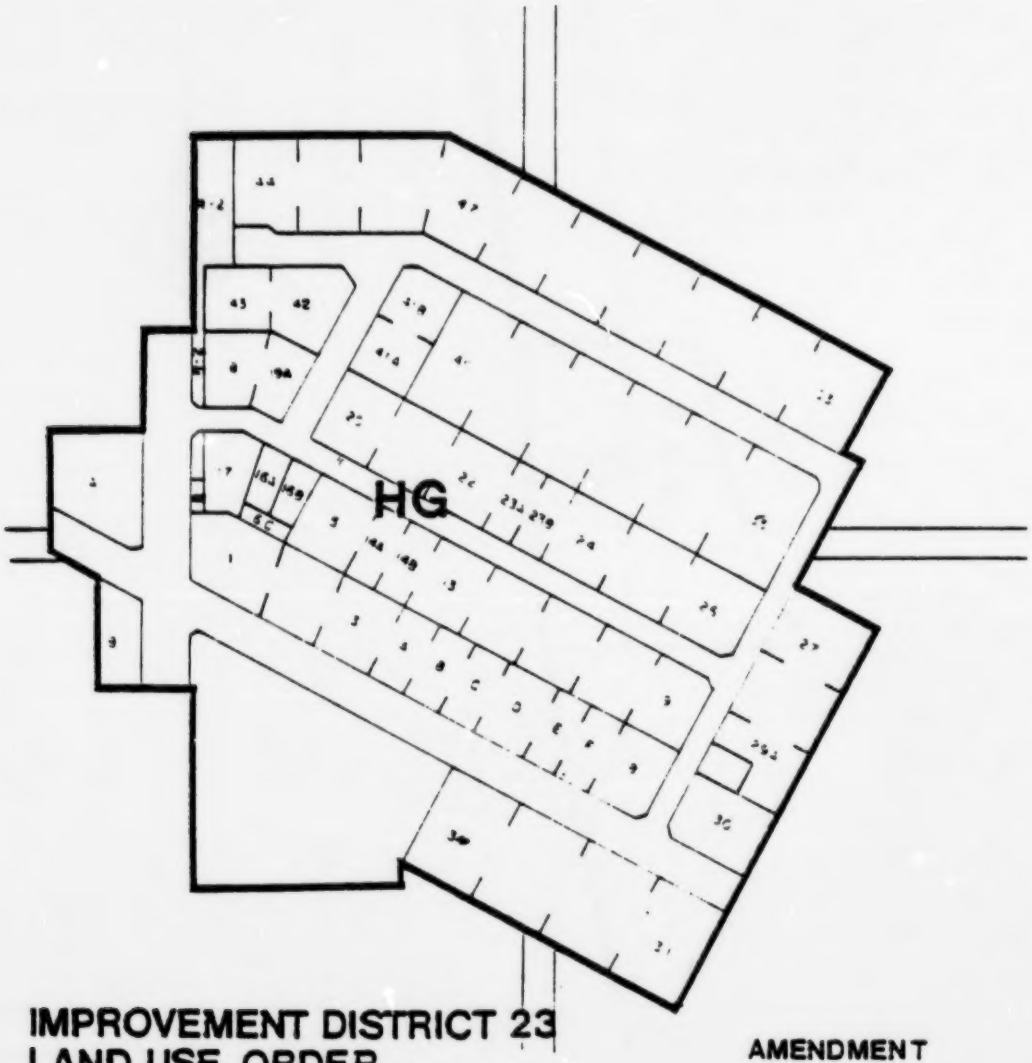
HM	Hamlet	Industrial
HP	Hamlet	Public/Institutional
HR	Hamlet	Residential

Minister of Alberta Municipal Affairs: _____
Date _____

AMENDMENTS

Order	Date

PREPARED BY: Peace River Regional Planning Commission



IMPROVEMENT DISTRICT 23
LAND USE ORDER
HAMLET OF ZAMA

LAND USE DISTRICT MAP NO. 4

LEGEND

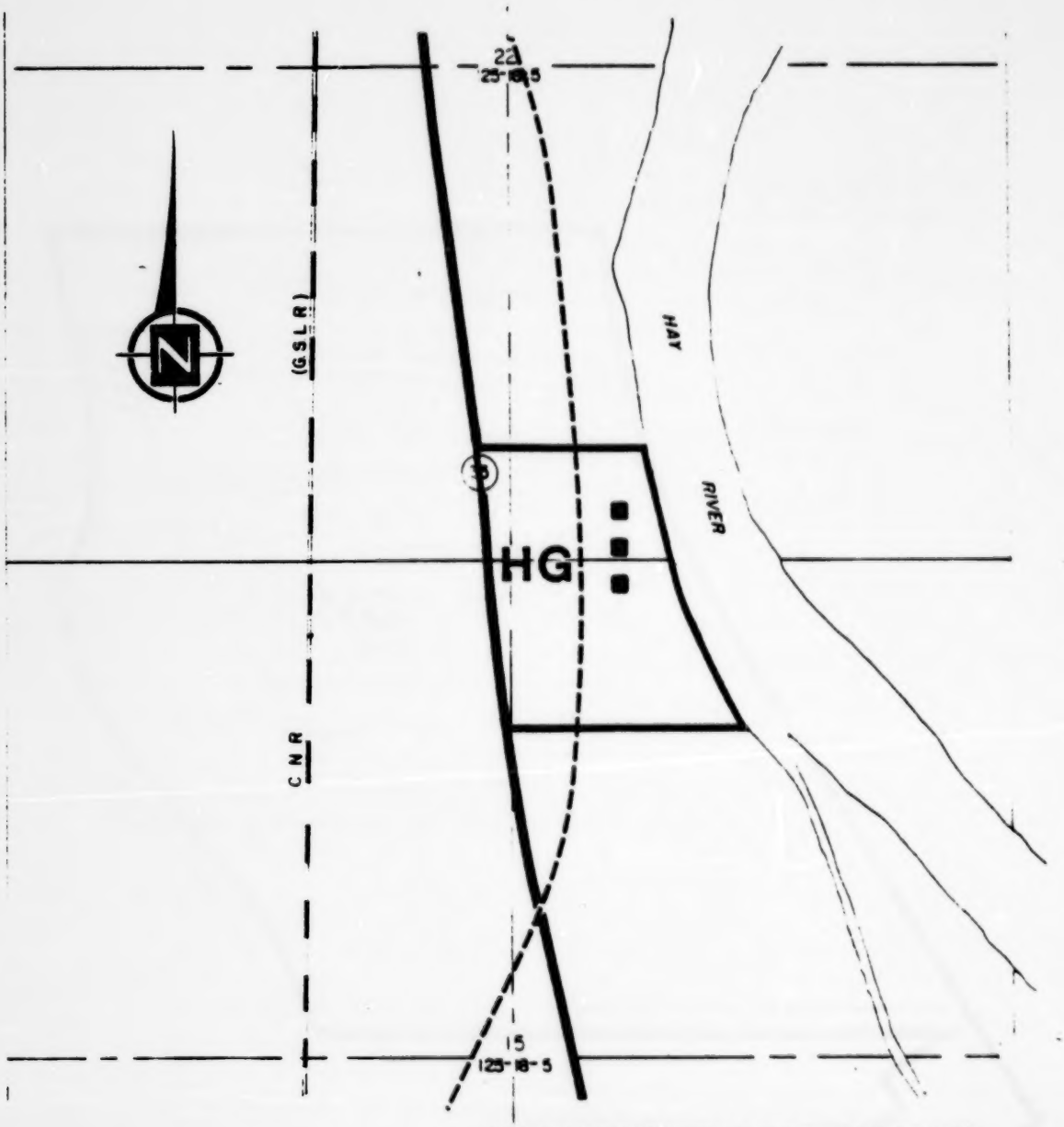
HG - Hamlet General

Minister of Municipal Affairs [signature]
Date July 29, 1981

AMENDMENT

Order	Date

PREPARED BY Peace River Regional Planning Commission



INDIAN CABINS

600 400 200 0 400 800 1200 feet

PREPARED BY PEACE RIVER REGIONAL PLANNING COMMISSION

DATE DRAWN JULY 18/1980

AMENDMENT

Order	Date

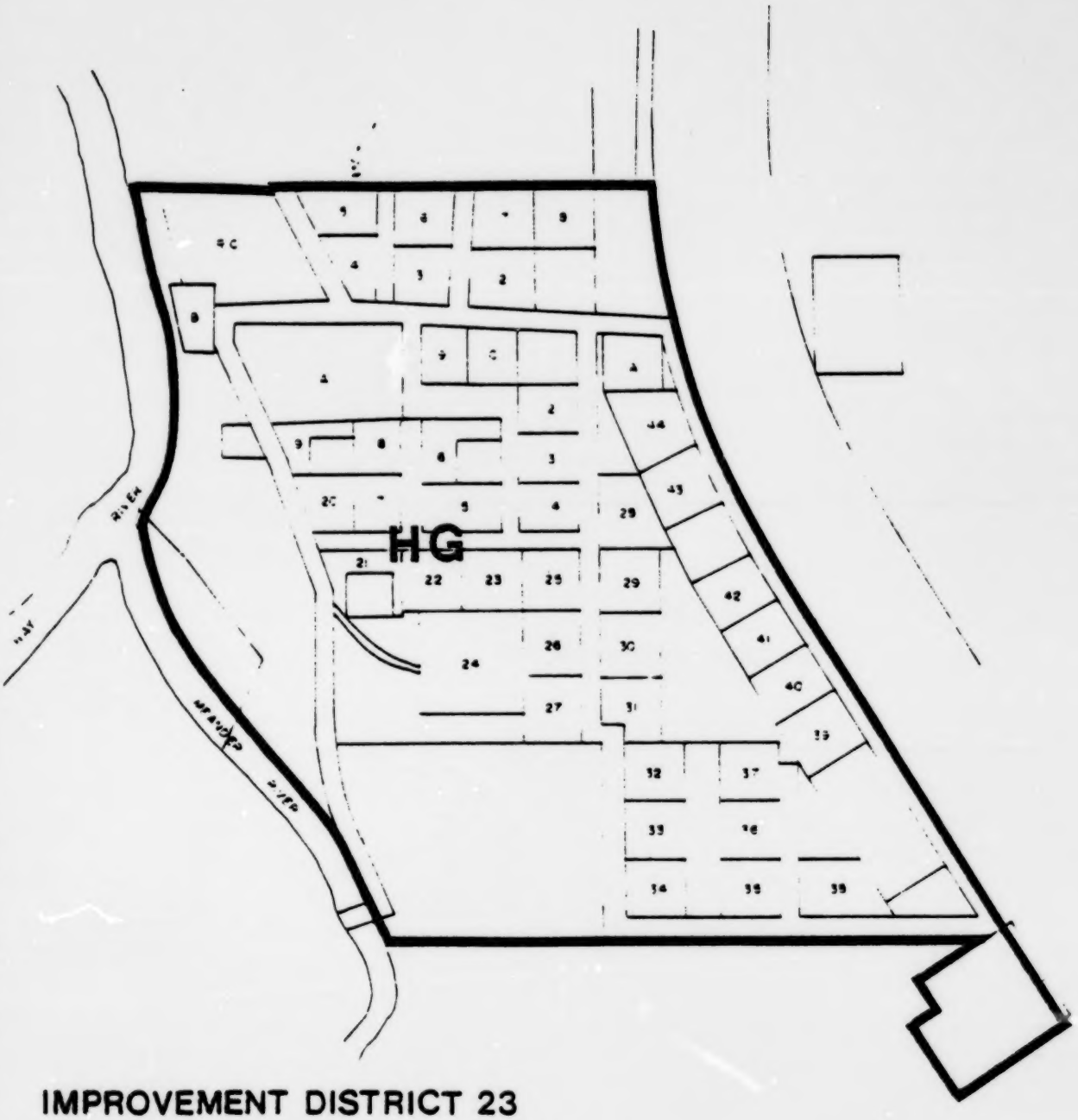
IMPROVEMENT DISTRICT 23
LAND USE ORDER
LAND USE DISTRICT MAP NO. 5

LEGEND

HG - Hamlet General

Minister of Municipal Affairs [signature]

Date July 29, 1981



IMPROVEMENT DISTRICT 23
LAND USE ORDER

Meander River

LAND USE DISTRICT MAP No. 6

LEGEND

HG · Hamlet General

Amendments

Order	Date

Minister of Municipal Affairs

Date July 29, 1981

7.1 SCHEDULE B

LAND USE DISTRICT REGULATIONS

In accordance with PART THREE of this Order the Development Officer is hereby authorized to decide applications for development permits for permitted uses in this schedule where minimum standards are specified, and the Municipal Planning Commission is hereby authorized to decide application for development permits for discretionary uses, and permitted uses for which the minimum standards are at the discretion of the M.P.C.

LAND USE DISTRICTS

Agricultural District 1	A1
Agricultural District 2	A2
Country Residential District 1	CR1
Country Residential District 2	CR2
Country Residential District 3	CR3
Highway Development District	HD
Rural Industrial District 1	RM1
Rural Industrial District 2	RM2
Rural Recreation District	RR
Forestry District	F
Mobile Home Park District	MHP
Hamlet Residential District	HR
Hamlet Commercial District 1	HC1
Hamlet Commercial District 2	HC2
Hamlet Industrial District	HM
Hamlet Public/Institutional District	HP
Hamlet General District	HG

7.2 AGRICULTURAL DISTRICT 1 "A1"

The general purpose of this district is to provide for the conservation of extensive areas of land for a wide range of agricultural uses.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings.
(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where permitted.

B. DISCRETIONARY USES

(1) Single Family Residence
(2) Abattoir
(3) Tannery
(4) Home occupation
(5) Golf course
(6) Agricultural industry
(7) Intensive agriculture
(8) Livestock sales yard
(9) Hog buying station
(10) Community centre (hall)
(11) Industrial Plant (including gas plant) with maximum total floor area of 9,100 square feet
(12) Farm subsidiary occupation
(13) Landfill site and cemetery on sites more than 500 feet from any primary highway and more than 1,000 feet from any other district
(14) Gravel pit, sand pit with a maximum of 160 acres
(15) Sod farm
(16) The stripping of top soil
(17) Veterinary clinic
(18) Public utility building as required to serve this district
(19) Sewage lagoons, sewage treatment plant
(20) Radio, television and other communication or lookout tower with building with a maximum total floor area of 800 square feet
(21) Church with or without one attached or separate manse
(22) Kennel
(23) Highway maintenance yard
(24) Government weigh scale
(25) Airport, heliport (public or private)
(26) School with or without teacherages
(27) Minor recreational facility
(28) Bulk oil supplies

(29) Agricultural supply depot (fertilizer storage)
(30) Contractor's business
(31) Auto wrecker
(32) Pipe and equipment storage yards
(33) Agricultural machinery sales and service
(34) Gasoline service station
(35) Post office
(36) Retail store or minor commercial facility with maximum floor area of 1,000 square feet (Country store)
(37) Game farm
(38) Ranger cabin, ranger station
(39) Tradesman's or handicraft business with a maximum building size of 1,000 square feet
(40) Public and institutional buildings and uses
(41) Water reservoir and/or treatment facilities
(42) Ancillary buildings or uses
(43) Sawmills
(44) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) Extensive agriculture
One quarter section or as required by the M.P.C.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

(1) No part of any building or structure shall be located within 134 feet of the centre line of any public roadway not designated Secondary Road or Primary Highway under the Public Highway Development Act unless otherwise required by the M.P.C.
(2) (NOTE: Where Secondary Road, also apply Section 34). A setback of 134 feet from the future road right-of-way shall be provided on any road designated as a Secondary Road under the Public Highways Development Act. If the future right-of-way is not known, a set-back of 209 feet from the centre line of the Secondary Road shall be required.
(3) A set-back of 234 feet from the centre line of a Primary Highway or 134 feet from the right-of-way whichever the greater is required for roads designated as Primary Highways under the Public Highways Development Act. (NOTE: Where Primary Highway, also apply Section 35).

NOTE: Parcels which cannot comply with the foregoing and legally created prior to the promulgation of this Order shall meet setback requirements as determined by the M.P.C. for:

(a) a public roadway not designated a Secondary Road or Primary Highway under the Public Highways Development Act;

(b) a Secondary Road under the Public Highways Development Act;

(c) a Primary Highway under the Public Highways Development Act. Approval from Alberta Transportation is also required.

E. MINIMUM WIDTH OF SIDE YARD

50 feet unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the M.P.C.

F. MINIMUM DEPTH OF REAR YARD

50 feet unless otherwise required by the M.P.C.

G. LANDSCAPING

In addition to other provisions of this Order, landfill sites, gravel pits, sand pits, sewage lagoons, sewage treatment plants, kennels, highway maintenance yards, outdoor storage areas for uninhabited recreational vehicles and trailers, bulk oil supplies, agricultural supply depots, pipe and equipment storage yards and any discretionary use not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

H. OTHER REGULATIONS

The Development Officer or the M.P.C. may decide on such other requirements as are necessary, having due regard to the nature of a proposed development and the purpose of this District.

7.3 AGRICULTURAL DISTRICT 2 "A2"

The general purpose of this district is to control development around urban centres to those uses which require a larger lot or parcel on which to operate.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings.
(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where permitted.

B. DISCRETIONARY USES

(1) Landfill sites and cemetery on sites more than 500 feet from any Primary Highway and more than 1,000 feet from any other district or urban municipality.
(2) Gravel pit, sand pit with a maximum of 160 acres.
(3) The stripping of top soil
(4) Hog buying station
(5) Veterinary clinic
(6) Public utility building as required to serve this district
(7) Sewage lagoon, sewage treatment plant
(8) Radio, television and other communication tower with a building with a maximum total floor area of 800 square feet.
(9) Church with or without one attached or separate manse
(10) Farm subsidiary occupation
(11) Kennel
(12) Community centre
(13) Sod farm
(14) Intensive agriculture
(15) Home occupation
(16) Single family residence
(17) Public and institutional buildings and uses
(18) Ancillary buildings and uses
(19) Airport
(20) Water reservoir and treatment facilities
(21) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT - AREA

(1) Extensive agriculture
One quarter section or as required by the M.P.C.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

(1) No part of any building or structure shall be located within 134 feet of the centre line of any public roadway not designated Secondary Road or Primary Highway under the public Highways Development Act unless otherwsie required by the M.P.C.

(2) A set-back of 134 feet from the future roadway right-of-way shall be provided on any road designated as a Secondary Road under the Public Highways Development act. If the future right-of-way is not known, a set-back of 209 feet from the centre line of the Seondary Road shall be required.

(NOTE: Where Secondary Road, also apply Section 34)

(3) A set-back of 234 feet from the centre line of a Primary Highway or 134 feet from the right-of-way whichever is greater is required for roads designated as Primary Highways under the Public Highways Development Act.

(NOTE: Where Primary Highway, also apply Section 35)

NOTE: Parcels which cannot comply with the foregoing and legally created prior to the promulgation of this Order shall meet set-back requirements as determined by the M.P.C. for:

(a) a public roadway not designated a Secondary Road or Primary Highway under the Public Highways Development Act.

(b) a Secondary Road under the Public Highways Development Act.

(c) a Primary Highway under the Public Highways Development Act. Approval from Alberta Transportation is also required.

E. MINIMUM WIDTH OF SIDE YARD

50 feet unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF REAR YARD

50 feet unless otherwise required by the M.P.C.

G. LANDSCAPING

In addition to other provisions of this Order, landfill sites, gravel pits, sand pits, sewage lagoons, and sewage treatment plants may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

H. OTHER REGULATIONS

The Development Officer or the M.P.C. may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

7.4 COUNTRY RESIDENTIAL DISTRICT 1 "CR1"

The general purpose of this district is to regulate the development of country residences. There shall be no agricultural pursuits in this district.

A. PERMITTED USES

(1) One family dwelling
(2) Ancillary buildings and uses

B. DISCRETIONARY USES

(1) Home occupation
(2) Mobile home
(3) Park and playground
(4) Public and institutional buildings and use
(5) Public utility buildings and uses
(6) Ancillary buildings and uses
(7) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For one family dwelling: Not less than 3 acres and not more than 10 acres per parcel. No fur bearing animals, fowl or livestock other than domestic pets may be kept on the parcel EXCEPT that one saddle pony may be permitted on each three acre parcel.
(2) All other uses:
As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

One family dwelling: As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

15% of width of site. In the case of a corner site the width of the side yard adjoining the side street shall not be less than 50 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be either of new construction or moved in unless otherwise required by the M.P.C. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or M.P.C. The finish and appearance of buildings should complement other structures and natural site features.

7.5 COUNTRY RESIDENTIAL DISTRICT 2 "CR2"

The general purpose of this district is to regulate the development of country residences. Minor agricultural pursuits may be permitted in this district.

A. PERMITTED USES

(1) One family dwelling
(2) Ancillary buildings and uses

B. DISCRETIONARY USES

(1) Home occupation
(2) Mobile home
(3) Vegetable and fruit garden
(4) Greenhouse, nursery garden
(5) Keeping of poultry and livestock for own use
(6) Beekeeping and selling of honey
(7) Public and institutional buildings and uses
(8) Public utility buildings and uses
(9) Ancillary buildings and uses
(10) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For one family dwelling: Not less than 3 acres and not more than 10 acres per parcel. Minor agricultural activities may be permitted, however, residents are expected to derive their main source of income from sources other than agricultural activities.

(2) All other uses:
As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

One family dwelling: As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

50 feet unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

50 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

50 feet unless otherwise required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be either of new construction or moved in unless otherwise required by the M.P.C. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or M.P.C. The finish and appearance of buildings should complement other structures and natural site features.

7.6 COUNTRY RESIDENTIAL DISTRICT 3 "CR3"

The general purpose of this district is to regulate the development of country residences adjacent to lakes. There shall be no agricultural pursuits in this district.

A. PERMITTED USES

(1) One family dwelling
(2) Ancillary buildings and uses

B. DISCRETIONARY USES

(1) Home occupation
(2) Mobile home
(3) Park and playground
(4) Public and institutional buildings and uses
(5) Public utility buildings and uses
(6) Extensive Recreation Use
(7) Intensive Recreation Use
(8) Ancillary buildings and uses
(9) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

(1) For one family dwelling:
Not less than 1 acre and not more than 3 acres per parcel. No fur bearing animals, fowl or livestock other than domestic pets may be kept on the parcel.

(2) All other uses:
As required by the M.P.C.

D. PARCEL DENSITY PER QUARTER SECTION

As determined by the M.P.C.

E. MINIMUM TOTAL FLOOR AREA

One family dwelling: As required by the M.P.C.

F. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C

G. MINIMUM WIDTH OF SIDE YARD

15% of width of site. In the case of a corner site the width of the side yard adjoining the side street shall not be less than 25 fet unless otherwise required by the M.P.C.

H. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise required by the M.P.C.

I. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings shall be of new construction or moved in unless otherwise required by the M.P.C. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or the M.P.C. The finish and appearance of buildings should complement other structures and natural site features.

7.7 HIGHWAY DEVELOPMENT DISTRICT "HD"

The general purpose of this district is to regulate development adjacent to primary and secondary highways.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings

(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where permitted

B. DISCRETIONARY USES

(1) Service Stations, motels, hotels, cafes, drive-in restaurants and other similar uses, which in the opinion of the M.P.C. are required to serve the motoring public

(2) Recreational uses

(3) Institutional and public

(4) Alberta Transportation maintenance yards

(5) Government weigh scales and campsites

(6) Convenience store

(7) Recreation vehicle park

(8) Truck stop

(9) Ancillary buildings in conjunction with the foregoing

(10) Other similar uses as approved by the M.P.C.

C. MIMIMUM LOT AREA

(1) Extensive agriculture
One quarter section or as required by the M.P.C.

(2) All other uses
As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

As specified by Alberta Transportation but in no case less than 134 feet.

E. MINIMUM WIDTH OF SIDE YARD OR REAR YARD

25 feet or greater as determined by M.P.C.

F. LANDSCAPING

All highway development uses shall be screened, landscaped and buffered to the satisfaction of the DO/MPC.

G. ADDITIONAL REQUIREMENTS

The DO/MPC may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this District.

7.8 RURAL INDUSTRIAL DISTRICT 1 "RM1"

The general purpose of this district is to accommodate industrial buildings and uses which are considered appropriate in a rural area.

A. PERMITTED USES

(1) Extensive agriculture and farm buildings

(2) Second dwelling or mobile home on a lot of 80 acres or more and other dwellings where required

B. DISCRETIONARY USES

(1) Warehouse

(2) Contractors or builders' yards

(3) Oilfield and gasfield servicing

(4) Lumber yard

(5) Bulk oil storage

(6) Redimix concrete

(7) Fertilizer storage

(8) Asphaltic hot mix manufacture

(9) Welding shop

(10) Manufacturing and/or assembly plant including gas plants of less than 9,100 square feet

(11) Industrial laboratories

(12) Trucking or freight terminal

(13) Food freezer or locker plant excluding slaughtering and eviscerating

(14) Machine shop

(15) Equipment rentals

(16) Grain milling, cleaning and drying

(17) Sheet metal products manufacture

(18) An agricultural industry

(19) Packaging, bottling, boxing plant

(20) Salvage yard and/or auto wrecking

(21) Concrete products manufacture

(22) Gravel pit, sand pit

(23) Rock or gravel processing

(24) Railroad yards for storage, maintenance, and repair of rolling stock

(25) Brick, tile or terra cotta manufacture

(26) Plastic products manufacture

(27) Public utility building or uses required to serve this district

(28) Sewage lagoon and sewage treatment plant

(29) Abbatoir

(30) Tannery

(31) Metal manufacture

(32) Plastic, chemical manufacture
(33) Electricity production
(34) Petroleum refinery
(35) Paper manufacture
(36) Other industrial structures, activities and uses appropriate for this district.

C. MINIMUM LOT SIZE
2 acres unless otherwise required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA
500 square feet or as required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD
Same as Agricultural District 1.

F. MINIMUM WIDTH OF SIDE YARD
10% of width of site provided no side yard need exceed 20 feet. In the case of a corner site the width of side yard adjoining the side street shall be as required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD
25 feet unless otherwise required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS
New construction only. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

I. OFF-STREET PARKING
As required by M.P.C.

J. LANDSCAPING
In addition to other provisions of this Order, contractors or builders yards, oilfield and gasfield servicing, lumber yard, bulk oil storage, redimix concrete, fertilizer storage, asphaltic hot mix manufacture, salvage yard and/or auto wrecking, gravel pit, sand pit, gravel processing, railroad yards, brick, tile or terra cotta manufacture, and sewage lagoon and sewage treatment plant and any discretionary use not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

7.9 RURAL INDUSTRIAL DISTRICT 2 "RM2"

The general purpose of this district is to permit development of site specific large manufacturing and resource extraction industries.

A. DISCRETIONARY USES

(1) Ancillary building
(2) Gas plant
(3) Iron ore extraction plant
(4) Pulp mill
(5) Sand or Gravel pit
(6) Sawmill
(7) Silica sands plant
(8) Single family dwelling or mobile home used as a caretaker's residence
(9) Ancillary uses and buildings
(10) Other similar uses as approved by the M.P.C.

B. MINIMUM LOT SIZE

10 acres unless otherwise required by the M.P.C.

C. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

Same as Agricultural District 1, except on internal roads in an industrial park, where the minimum shall be 50 feet or greater as required by the M.P.C.

E. MINIMUM WIDTH OF SIDE YARD

10% of width of site provided no side yard need exceed 20 feet. In the case of a corner site the width of side yard adjoining the side street shall be as required by the M.P.C.

F. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise required by the M.P.C.

G. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

H. OFF-STREET PARKING

As required by M.P.C.

I. LANDSCAPING

In addition to other provisions of this Order, the M.P.C. may require any discretionary use to be screened from view with a vegetated buffer strip and/or screening of a visually pleasing nature, satisfactory to the M.P.C.

7.10 RURAL RECREATIONAL DISTRICT "RR"

The general purpose of this district is to permit development of intensive and extensive recreational buildings and uses.

A. PERMITTED USES

(1) Extensive recreational use
(2) Golf course
(3) Tennis court
(4) Park
(5) Playground
(6) Cross-country skiing facility
(7) Park site, picnic grounds

B. DISCRETIONARY USES

(1) Intensive recreational use
(2) Swimming pool
(3) Outdoor skating rink
(4) Commercial riding stable
(5) Marina and/or boat rental facility
(6) Ski resort
(7) Arena
(8) Curling rink
(9) Skeet and trap facility
(10) Rifle range
(11) Exhibition and/or rodeo grounds
(12) Snow vehicle area
(13) Flying club
(14) Arts and crafts centre
(15) Public utility building
(16) Commercial and public campground
(17) Holiday trailer park
(18) Driving range
(19) Other recreational structures, activities and uses appropriate for this district.

C. MINIMUM LOT AREA

As required by the M.P.C.

D. MINIMUM LOT AREA

Minimum: 500 square feet or as required by the M.P.C. For public utility building: as determined by the M.P.C. but not to exceed 800 square feet.

E. MINIMUM DEPTH OF FRONT YARD

Same as Agricultural District 1.

F. MINIMUM WIDTH OF SIDE YARD

Side yards shall be 10% of the width of the site, providing that no side yard may be less than 5 feet and no side yard need exceed 10 feet. In the case of a corner site the width of the side yard adjoining the side street shall be not less than 10 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless otherwise approved by the M.P.C.

H. MAXIMUM BUILDING HEIGHT

Two storeys or 30 feet or as otherwise required by the M.P.C.

I. REMOVAL OF VEGETATION

The removal of trees and/or shrubs without a development permit is prohibited.

J. DENSITY

Commercial campground stalls shall be a minimum size of 1,500 square feet. Resort cabins shall have an individual site area of 12,000 square feet.

K. OFF-STREET PARKING

Arena - 1 space per 3.5 seating spaces. Exhibition, rodeo grounds - parking as required by the M.P.C. Any discretionary use not included in the foregoing, may have an off-street parking requirement as required by the M.P.C.

L. LANDSCAPING

In addition to other provisions of this Order, commercial and public campground, holiday trailer park, skeet and trap facility, rifle range, and exhibition and/or rodeo grounds and any discretionary use not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

7.11 FORESTRY DISTRICT "F"

The general purpose of this district is to regulate land use within the Green Area of the Improvement District.

A. DISCRETIONARY USES

(1) Sawmill, Plainer Mill
(2) Cattle Grazing
(3) Trapping
(4) Ancillary Building
(5) Natural resources extraction industries
(6) Gravel pit, sand pit
(7) The stripping of top soil
(8) Radio, television and other communication towers with building with maximum total floor area of 800 square feet.
(9) Recreational and related uses
(10) Extensive agriculture
(11) Other uses as outlined in the other districts within this order.
(11) Other similar uses as approved by the M.P.C.

B. MINIMUM LOT AREA

For Permitted Uses: as required by the M.P.C.
For Discretionary Uses: as required by the M.P.C.

C. LANDSCAPING

In addition to other provisions of this Order, landfill sites, gravel pits, sandpits, natural resources development may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as approved by the M.P.C.

D. ADDITIONAL REQUIREMENT

A Development Permit may be issued for development on Crown land subject to a disposition (lease, license, disposition leading to a patent, etc.) being obtained from Alberta Energy and Natural Resources - Lands or Forestry Division.

7.12 MOBILE HOME PARK DISTRICT "MHP"

The general purpose of this district is to permit the development of Mobile Home Parks in the Improvement District where common water and sewer facilities are in place.

A. PERMITTED USES

(1) Mobile home park
(2) Park
(3) Playground
(4) Mobile home park office
(5) Common laundry facility
(6) Common outdoor storage facility
(7) Common indoor storage facility
(8) Public utility building or use required to serve this district
(9) Ancillary buildings and uses

B. DISCRETIONARY USES

(1) Convenience store
(2) Social centre for mobile home
(3) Individual storage facility

C. DENSITY

The maximum density shall be 8 mobile home units per acre.

D. SIZE OF MOBILE HOME PARK

The minimum site area for a mobile home park shall be 5 acres.

E. HOME LOT AREA

(1) Lots designated for single wide mobile homes shall have a minimum area of 5,000 square feet and a minimum mean width of 50 feet and a minimum depth of 100 feet and at least 50% of such lots shall be at least 5400 square feet.
(2) Lots designated for double wide mobile homes shall have a minimum area of 5,500 square feet and a minimum mean width of 55 feet and a minimum depth of 100 feet and at least 50% of such lots shall be at least 550 square feet greater than the minimum.

F. SITE COVERAGE

The mobile home and ancillary buildings shall not cover more than 35% of a mobile home lot.

G. YARD REQUIREMENTS

(1) Mobile Home Park

(a) No building or structure other than a fence in a mobile home park shall be located within 25 feet from the right-of-way of any public roadway adjacent to the mobile home park,

(b) No building or structure in a mobile home park shall be located within 15 feet from a property line of the mobile home park where there is no frontage on a public roadway right-of-way.

(2) Mobile Home Lot

(a) Minimum Front Yard - 12 feet from an internal roadway or parking area

(b) Minimum Side Yard - 5 feet

(c) Minimum Rear Yard - 5 feet

(d) Mobile homes including attached structures shall be at least 50 feet from any mobile home, including any attached structures or permanent park structures located directly on the opposite side of a park street.

H. STORAGE

(1) Storage area for vehicles, recreation vehicles, watercraft, and other items that cannot be stored on a mobile home lot shall be provided at 200 feet of storage area per mobile home lot.

(2) A storage area shall be enclosed or screened by trees, landscape features or fences or a combination thereof.

(3) The M.P.C. may require that no vehicle over 10,000 pounds shall be parked on a mobile home lot or mobile home park street for longer than is reasonably required to load or unload such vehicle.

(4) No vehicle greater than 30 feet in length may be parked on a mobile home lot.

(5) Not more than one recreation vehicle or trailer may be parked on a mobile home lot.

I. OFF-STREET PARKING

(1) Two parking stalls shall be provided for each mobile home lot.

(2) In addition, one stall for every five mobile home lots shall be provided in the mobile home park for common guest parking.

(3) Each parking stall shall be a minimum of 10 feet in width and a minimum of 20 feet in depth.

J. OPEN SPACE

A minimum of 10% of the gross park area shall be set aside for common open space recreation area and no portion of any mobile home lot shall be included in this open space.

K. UTILITIES

All utility lines shall be placed underground or as stipulated in a development agreement.

L. APPEARANCE

(1) All ancillary structures such as patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated units, or of a quality equivalent thereto, so that the appearance, design and construction will compliment the mobile home.

(2) The undercarriage of each mobile home shall be screened from view by skirting or such other means satisfactory to the Development Officer.

(3) Outdoor lighting shall be integrated in design and appearance.

(4) All areas of a mobile home park not developed or occupied by park roads, walkways, driveways, parking aprons, buildings or other developed facilities shall be grassed and landscaped by the developer.

M. FENCES

The perimeter of a mobile home park must be fenced.

N. LANDSCAPING

In addition to other provisions of this Order, the mobile home park shall be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the M.P.C.

No developed portion of any existing mobile home park, developed prior to the promulgation of this Order will be subject to the above provisions however, if the park is re-developed it will have to meet these standards. If the park is enlarged, only the addition will have to meet these standards.

7.13 HAMLET RESIDENTIAL DISTRICT "HR"

The general purpose of this district is to permit residential uses in established hamlets.

A. PERMITTED USES

(1) One family dwelling
(2) Ancillary buildings and uses

B. DISCRETIONARY USES

(1) Church
(2) Manse
(3) Public and quasi-public building and use and public utility building required to serve this district
(4) Park
(5) Playground and other outdoor recreational uses to serve this district
(6) Boarding house
(7) Multiple housing
(8) Mobile home
(9) Duplex
(10) Home occupation
(11) Other similar uses as approved by the M.P.C.

C. MINIMUM LOT AREA

For Permitted Uses:

(1) For lots that are not served by a sewage collection system or by a water distribution system, an area of at least 20,000 square feet with a width of at least 100 feet.
(2) For lots served by a water distribution system but not a sewage collection system, an area of at least 15,000 square feet and a width of at least 100 feet.
(3) For lots served by sewage collection system but not a water distribution system, an area of at least 10,000 square feet and a width of at least 100 feet.
(4) For lots served by a water distribution system and a sewage collection system, an area of at least 5,000 square feet and a width of at least 50 feet.

For Discretionary Uses:

As required by the Municipal Planning Commission

NOTE:

Development on existing substandard lots may be considered by the D.O./M.P.C. Compliance with the Plumbing and Drainage Regulations, and the Provincial Board of Health will be required.

D. MINIMUM TOTAL FLOOR AREA (sq. ft.)

	With Basement	Without Basement	With/Without Basement
One Storey dwelling (detached)	480	600	
Two Storey dwelling (detached)	800	900	
Split Level dwelling (detached)	800	900	
Others	as required by M.P.C.		
Mobile Homes			700

E. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

Side yards shall be 10% of the width of the site providing that no side yard may be less than 5 feet and no side yard need exceed 10 feet. In the case of a corner site the width of side yard adjoining the side street shall not be less than 10 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

8 feet unless otherwise required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may be either of new construction or moved in. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

Mobile Homes:

All mobile homes to be factory built with walls of pre-finished baked enamel aluminum siding or equivalent, as required by the Municipal Planning Commission.

If basement - solid footings and concrete or wood block foundation wall or skirting so that the appearance, design and construction will compliment the mobile home. The undercarriage of the mobile home shall be screened from view.

All ancillary structures such as patios, porches, additions, etc., shall be factory pre fabricated units, or of a quality equivalent thereto, so that appearance, design and construction will compliment the mobile home.

I. OFF-STREET PARKING

Church - 1 space per 3 seating spaces.

Any discretionary use may require off-street parking as required by the M.P.C.

7.14 HAMLET COMMERCIAL DISTRICT 1 "HC1"

The general purpose of this district is to permit commercial development in established hamlets.

A. DISCRETIONARY USES

(1) Bus depot
(2) Telephone office
(3) Post Office
(4) Retail shop
(5) Pool hall
(6) Cold storage facility
(7) Motel, hotel, licensed premises
(8) Gasoline Service Station
(9) Restaurant
(10) Retail store
(11) Dwelling unit in conjunction with a permitted or discretionary use provided it is incorporated in the same building and the total floor area of the dwelling shall be less than the floor area used for other purposes.
(12) Public and quasi-public buildings and uses
(13) Professional offices
(14) Tradesman's shop
(15) Automobile sales
(16) Bulk oil sales in connection with gasoline service station
(17) Public utility buildings and uses required to serve this district
(18) Laundromat
(19) Other appropriate uses as required by the M.P.C.

B. MINIMUM LOT AREA

As required by the M.P.C.

C. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C., unless adjoining a Primary Highway in which case the minimum depth of the front yard shall be as required by the M.P.C. and Alberta Transportation.

E. MINIMUM WIDTH OF SIDE YARD

If the lot is bounded on both sides by land classified H C, no side yard requirement is necessary, except where a side yard is provided it shall not be less than 5 feet. If corner parcel which abuts a Primary highway, then side yard adjacent to the Primary Highway shall be as required by the M.P.C. and Alberta Transportation.

F. MINIMUM DEPTH OF REAR YARD

10 feet unless othwerwise required by the M.P.C.

G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

H. OFF-STREET PARKING

As required by the M.P.C.

7.15 HAMLET COMMERCIAL DISTRICT 2 "HC2"

The general purpose of this district is to permit highway commercial development in established hamlets.

A. DISCRETIONARY USES

(1) Motel, hotel and ancillary uses
(2) Gasoline service station
(3) Restaurant, Drive-in restaurant
(4) Truck stop
(5) Recreation vehicle park
(6) Convenience store
(7) Recreational uses
(8) Public uses
(9) Agricultural implement sales and service
(10) Automobile sales and service
(11) Mobile home sales and service
(12) Tire sales and services
(13) Ancillary uses and buildings
(14) Other similar uses as determined by the M.P.C.

B. MINIMUM LOT AREA

As required by the M.P.C.

C. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C., unless adjoining a Primary Highway in which case the minimum depth of the front yard shall be as required by the M.P.C. and Alberta Transportation.

E. MINIMUM WIDTH OF SIDE YARD

If the lot is bounded on both sides by land classified H C, no side yard requirement is necessary, except where a side yard is provided it shall not be less than 5 feet. If corner parcel which abuts a Primary highway, then side yard adjacent to the Primary Highway shall be as required by the M.P.C. and Alberta Transportation.

F. MINIMUM DEPTH OF REAR YARD

10 feet unless othwerwise required by the M.P.C.

G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Municipal Planning Commission.

H. OFF-STREET PARKING

As required by the M.P.C.

7.16 HAMLET INDUSTRIAL DISTRICT "HM"

The general purpose of this district is to permit industrial development in established hamlets.

A. DISCRETIONARY USES

(1) Grain elevator
(2) Railway station grounds
(3) Warehouse
(4) Bulk oil sales
(5) Auto body repair shop
(6) Storage yard
(7) General contracting firm
(8) Manufacturing firm
(9) Seed cleaning plant, feed mixing plant
(10) Repair shop
(11) On approved sites, those industrial uses that are obnoxious by reason of the emission of odors, dust, smoke, gas, noise or vibration.
(12) Other appropriate uses as required by the M.P.C.

B. MINIMUM LOT AREA

As required by the M.P.C.

C. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

D. MINIMUM DEPTH OF FRONT YARD

30 feet or as required by the M.P.C.

E. MINIMUM WIDTH OF SIDE YARD

As required by the M.P.C.

F. MINIMUM DEPTH OF REAR YARD

30 feet or as required by the M.P.C.

G. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

New construction only. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the M.P.C.

H. OFF-STREET PARKING

As required by the M.P.C.

7.17 HAMLET PUBLIC/INSTITUTIONAL DISTRICT "HP"

The general purpose of this district is to permit the development of land for uses of either a public or private nature providing services to the community.

A. DISCRETIONARY USES

(1) Post Office
(2) Fire hall
(3) Church
(4) School
(5) Community club or organization
(6) Curling rink
(7) Public utility building or use to serve this District
(8) Other public or quasi-public uses

C. MINIMUM LOT AREA

As required by the M.P.C.

D. MINIMUM TOTAL FLOOR AREA

As required by the M.P.C.

E. MINIMUM DEPTH OF FRONT YARD

25 feet unless otherwise required by the M.P.C.

F. MINIMUM WIDTH OF SIDE YARD

Side yards shall be 10% of the width of the site providing that no side yard may be less than 5 feet and no side yard need exceed 10 feet. In the case of a corner site the width of side yard adjoining the side street shall not be less than 10 feet unless otherwise required by the M.P.C.

G. MINIMUM DEPTH OF REAR YARD

25 feet unless required by the M.P.C.

H. THE DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

Buildings may either be of new construction or moved in. Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Officer and/or Municipal Planning Commission.

I. OFF-STREET PARKING

As required by the Development Officer and/or the Municipal Planning Commission.

7.18 HAMLET GENERAL DISTRICT "HG"

The general purpose in this district is to allow a wider variety of urban-type uses within the unincorporated hamlets of the Improvement District.

This district encompasses all the land within the designated boundaries of the hamlets listed in the Land Use District Maps.

No use is to be established that is, or will become, obnoxious by way of noise, odour or fumes.

A. DISCRETIONARY USES

(1) One family dwellings
(2) Ancillary buildings and uses
(3) Mobile Homes
(4) Churches
(5) Duplexes
(6) Highway commercial uses
(7) Institutional and public uses
(8) Mobile home parks
(9) Offices
(10) Parks and playgrounds
(11) Recreational buildings and uses
(12) Retail and services establishments
(13) Warehousing
(14) Agriculutre
(15) Ancillary buildings and uses
(16) Other similar and compatible uses as approved by the DO/MPC

C. REGULATIONS

1. Minimum lot size for one family dwellings:

Use	Width	Area
Residential (unserviced)	30.5 m (100 ft)	1860 m^2 (20,000 sq.ft.)
Residential (both services)	15.2 m (50 ft)	580 m^2 (6,000 sq.ft.)
Residential (sewerage)	30.5 m (100 ft)	930 m^2 (10,000 sq.ft.)
Residential (water)	30.5 m (100 ft)	1400 m^2 (15,000 sq.ft.)

All other uses as required by the DO/MPC.

2. Minimum Floor Area

Single Family Dwellings - 55 m^2 (600 sq.ft.)
Duplexes - 93 m^2 (1000 sq.ft.)
Mobile Homes - 37 m^2 (400 sq.ft.)
All other uses as required by the DO/MPC

3. Minimum Yard Dimensions

Residential: Front Yard - 7.6 m (25 ft)
Rear Yard - 7.6 m (25 ft)
Side Yard - 10% of lot width but not less than 1.5 m (5 ft) each
Side yard on Corner site - 4.6 (15 ft) on each side flanking street

Commercial: Retail stores built adjacent to existing similar uses may be built without front or side yard setbacks where there is lane access.
Where there is not lane access - one side yard of at least 4.6 m (15 ft) shall be provided.

All other uses as required by the DO/MPC.

4. Minimum Construction Standards

All development must be provided with sanitary facilities pursuant to The Plumbing and Drainage Regulations and the Provincial Board of Health Regulations.

SCHEDULE C

1. No signs or advertising structures of a commercial, direction or informative nature shall be erected on land or affixed to any exterior surface of any building or structure unless an application for this purpose has been approved and a development permit has been issued.

2. No signs or advertising structures shall be erected on or affixed to private property without the prior consent of the property owner or tenant.

3. No signs, billboards, advertising structures of signboards shall be erected on or affixed to public property without the prior consent of the appropriate public body.

Notwithstanding the generality of Section 1 nor the provisision of Sections 2 and 3 of this Schedule, the following signs may be erected on land or affixed to the exterior surface of a building or structure without application for a Development Permit provided that no such signs shall be illuminated.

(a) signs for the purpose of identification, direction and warning not exceeding twelve square feet and limited to one sign per parcel.
(b) signs relating to a person, partnership or company carrying on a profession, business or trade, not exceeding twelve square feet and limited to one sign per parcel.
(c) signs relating to an institution of a religious, educational, cultural, recreational or similar character or to a residential motel, apartment block, club or similar institution, not exceeding twelve square feet and limited to one sign per parcel.
(d) advertisements in relation to the function of Local Authorities, Utilities Boards or other public or quasi-public bodies.

5. No sign or advertisement shall resemble or conflict with a traffic sign.

6. All advertisements shall be kept in a safe, clean and tidy condition, and may by resolution of Minister be required to be renovated or removed.

7. No signs or advertising structures other than those specified under Section 4 of this Schedule, shall be permitted in hamlet residential, country residential, country residence agricultural, and seasonal residence districts.

8. No signs or advertising structures of any kind shall be permitted adjacent to a highway unless the prior approval of Alberta Transportation has been obtained.

POOR

QUALITY

ORIGINAL